



## Dunns Way, Blaydon, Tyne And Wear, NE21 5GH

Beautifully presented three bedroom end terrace house which simply must be viewed to be appreciated! The property comprises of entrance hall, with kitchen/diner, lounge with access to the enclosed rear garden and W/C to the ground floor. To the first floor are three bedrooms, the master benefiting from its own en-suite and main family bathroom. Externally the property benefits from driveway parking to the front and garden areas to the front, side and rear! This property would make an ideal home for a wide range of buyers looking for a home with extra garden space, which is unique to this estate. Awaiting EPC.



**\*\*\*Spacious End Terrace Plot\*\*\***

**Allocated Parking**

**Three Bedrooms**

**Close To Local Amenities**

**Gardens To Three Sides**

**Awaiting EPC**

**£170,000**

**Lounge 15' 0" x 13' 1" (4.58m x 3.98m) Max**

The lounge benefits from a built in cupboard for storage and patio door access to the enclosed rear garden.

**Kitchen/Diner 14' 1" x 8' 0" (4.29m x 2.43m)**

Fitted with a range of wall and base units for storage along with space for fridge/freezer and dining area.

**W/C 6' 10" x 3' 8" (2.09m x 1.11m)**

White suite w/c and wash basin.

**Bedroom 1 10' 11" x 10' 2" (3.33m x 3.10m) Max**

Bedroom one benefits from a Juliet balcony overlooking the garden, built in wardrobe storage and its own shower room en-suite.

**En-suite 8' 0" x 4' 6" (2.43m x 1.36m)**

The en-suite benefits from shower, w/c and wash basin.

**Bedroom 2 9' 7" x 8' 3" (2.91m x 2.51m)**

Bedroom two overlooks the front garden/parking area.

**Bedroom 3 8' 2" x 6' 8" (2.50m x 2.02m)**

Overlooks the square to the front of the property and surrounding houses.

**Family Bathroom 7' 10" x 6' 8" (2.40m x 2.02m) Max**

Fitted with a white suite bath, w/c and wash basin.

**Externally**

Externally there is an allocated parking space to the front of the property with garden area off to the side, gated access to the side and rear garden ideal for entertaining.

**Additional Information**

Council tax band C. Awaiting EPC. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important Note To Purchasers**

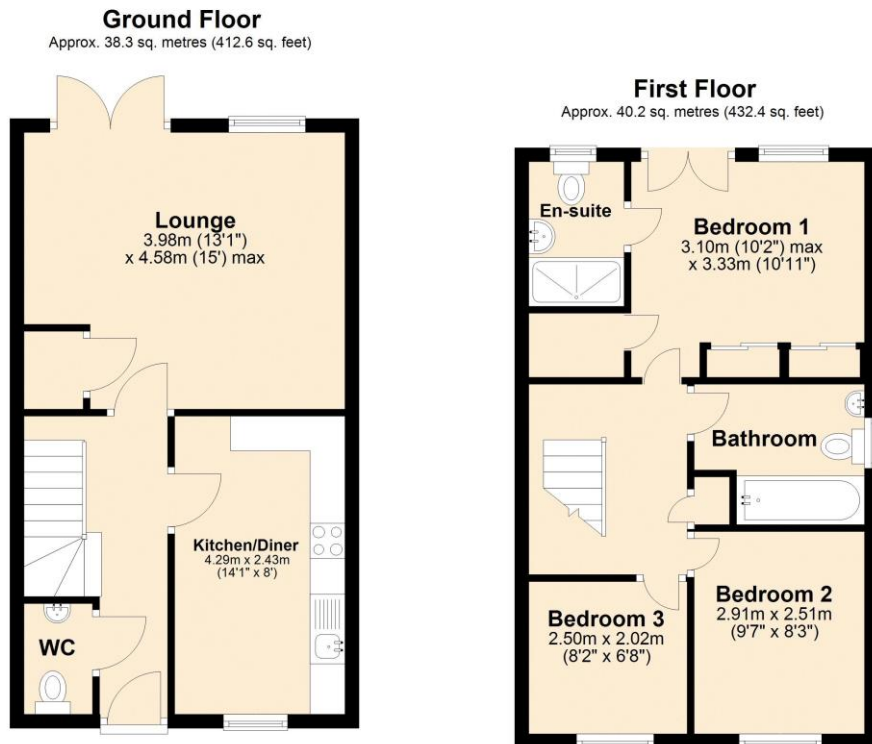
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.







# Floorplan



Total area: approx. 78.5 sq. metres (845.0 sq. feet)

**EPC Graph (full EPC available on request)**

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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