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- 3 Bedroom Terraced House
- Modern Open Plan Kitchen Diner
- Driveway Parking
- Council Tax Band A | EPC D

- No Upper Chain Involved
- Modern Bathroom
- Gas Central Heating

- Spacious Lounge
- Low Maintenance Gardens Front and Rear
- Sealed Unit Double Glazed Windows

3 bedroom terrace house with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows, ideal for a first time buyer. Briefly comprising of an Entrance with laminate flooring leading to the Lounge which also has laminate flooring and a Bay window to the front aspect, wood burning stove inset to the Inglenook fireplace, double doors leading to the open plan Kitchen Diner which has a range of wall and base units, worktop surfaces, one and a half sink and drainer unit, integrated electric appliances to include an oven and hob with an extractor hood over, dish washer and fridge freezer, wall mounted Combi boiler enclosed in the wall unit, spotlights to the ceiling, tile effect laminate flooring. Bathroom which has a panelled bath with a shower mixer tap, low level w/c, pedestal hand wash basin, laminate flooring, tiled walls and a heated towel rail. To the first floor the Landing has a storage cupboard converted to a W/c with a low level w/c, wall mounted hand wash basin, tiled splash back and laminate flooring. Bedroom 1 is to the front aspect, Bedroom 2 is to the rear aspect and has laminate flooring, sliding door mirrored wardrobes, and views of the Church. Bedroom 3 is to the front aspect and has laminate flooring.

Externally the property is situated on a walkway to the front with a low maintenance garden which has a paved path and Astroturf. To the rear there is driveway parking, Astroturf area and a bin shed.

Situated in Blaydon with lovely walks along the banks of the Tyne and surrounding areas including Newburn and Ryton. There is good access to the city, Metro Centre and other surrounding areas.





Energy Performance: Current D Potential B

Council Tax Band: A

Distance to St Mary & St Thomas Primary: 0.1 miles

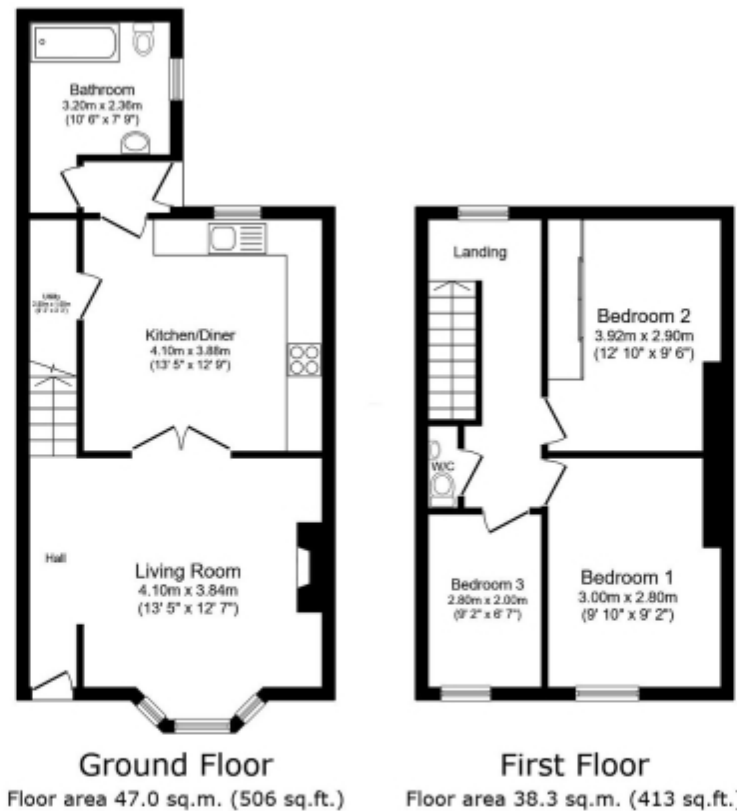
Distance to Blaydon Train Station: 0.9 miles

Distance to Shopping Centre: 1.1 miles

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Total floor area: 85.3 sq.m. (918 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.