



Birch Road, Blaydon-on-Tyne

Suzanne Graham estate agents would like to offer this beautifully presented two-bedroom house for sale with southeast facing enclosed garden and off-road parking for cars. The accommodation comprises: entrance door to hallway, kitchen, lounge, Cloaks WC, French doors to garden. To the first floor there are two double bedrooms and bathroom. Externally there is off road parking for car.

The property is an ideal starter home for the first time buyer and has good transport links to A1, Newcastle and Gateshead with schools' shops and other amenities close by.

Offers In Region Of £160,000

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ENTRANCE DOOR TO HALLWAY

KITCHEN

9' 8" x 14' 8" (2.95m x 4.47m)

Double glazed window, fitted kitchen units with work surfaces and integrated appliances, fridge/freezer electric oven, gas hob with extractor canopy.



CLOAKS

WC vanity sink unit, central heating radiator.

LOUNGE

12' 8" x 12' 9" (3.86m x 3.89m)

Double glazed French door to garden, TV and telephone point, central heating radiator.



LOUNGE ADDITIONAL PHOTO



BEDROOM ONE

13' 1" x 9' 1" (3.99m x 2.77m)

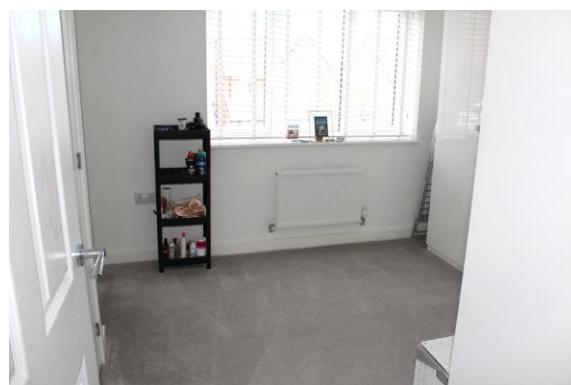
Double glazed window, central heating radiator.



BEDROOM TWO

10' 8" x 13' 9" (3.25m x 4.19m)

Double glazed window, central heating radiator.



BATHROOM

White bathroom suite, comprising, bath with rainfall shower, wash hand basin, WC, central heating radiator.



EXTERNALLY

Driveway parking for cars, enclosed southeast facing garden with patio area.



Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		