



Path Head Blaydon

- Mid Terrace House
- Two Bedrooms
- Three Reception Rooms
- Rear Garden
- No Onward Chain

Auction Guide Price £ 180,000+



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36 Path Head

Blaydon, NE21 4SR

FOR SALE BY AUCTION – 30TH APRIL 2024 – OPTION ONE – TERMS AND CONDITIONS APPLY

THIS LOVELY STONE BUILT COTTAGE IS INCREDIBLY RARE TO THE MARKET NESTLED IN THE SOUGHT AFTER PATH HEAD. THE PROPERTY IS DECEPTIVELY LARGE AND BOASTS ORIGINAL FEATURES WITHOUT. THE PROPERTY COMPRISES OF A ENTRANCE HALL, SPACIOUS RECEPTION ROOM WITH OPEN FIRE, SECOND RECEPTION ROOM WITH FEATURE INGLENOOK FIREPLACE AND A THIRD RECEPTION ROOM AGAIN WITH AN OPEN FIRE. THE KITCHEN IS MODERN IN STYLE AND OFFERS A GOOD SELECTION OF UNITS AND INCLUDES WHITE GOODS. UPSTAIRS THERE ARE TWO LARGE DOUBLE BEDROOMS AND A BATHROOM WITH SHOWER OVER THE BATH. OUTSIDE THERE IS AN ENCLOSED LOW MAINTENANCE PAVED REAR GARDEN AND ON STREET PARKING IS AVAILABLE TO THE FRONT.

Entrance:
UPVC door.

Lounge: 16'0" 4.88m x 14'5" 4.42m into alcove
UPVC door to the front, Inglenook with feature log burner, picture rail, ceiling rose and radiator.

Kitchen: 18'11" 5.77m x 6'7" 2.00m
Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink and drainer, integrated gas hob, integrated electric oven, fridge freezer and washing machine.

Dining Room: 16'1" 4.90m x 14'4" 4.37m
UPVC window, open fire with surround, picture rail, stone floor and radiator.

Reception Two: 11'0" 3.35m x 10'11" 3.33m
UPVC window, fire with surround, exposed ceiling beams and radiator.

First Floor Landing:
UPVC window.

Bedroom One: 16'4" 4.98m x 14'3" 4.34m
UPVC window, fireplace, solid wood flooring and radiator.

Bedroom Two: 14'6" 4.42m x 10'6" 3.20M
UPVC window, fireplace, solid wood flooring and radiator.

Bathroom:
UPVC window, bath with shower, low level wc, pedestal wash hand basin and radiator.

Externally:
There is small garden to the front and a rear paved yard.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: B

EPC Rating: E

RY00006604/V5/EW/02.11.2023/V.1.

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Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see www.agentspropertyauction.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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