



## 2 Ruth Avenue, Blaydon On Tyne, NE21 4BU

- Character end terrace
- G/c/h + d/glazing
- 1st floor shower room
- Three bedrooms
- Garden and yard
- No upward chain
- Dining kitchen
- Views to rear
- Viewing essential!!

**£89,950**



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## Accommodation Comprises:

**\*\*CHARACTER THREE BEDROOM END OF TERRACE IN NEED OF SOME UPDATING\*\*** A three bedroom stone end terrace house situated in this popular street in Blaydon. The property features a fitted dining kitchen, gas central heating, upvc double glazing, a first floor shower room/wc and views to the rear. The property comprises:- entrance hallway, living room, fitted dining kitchen, stairs to first floor landing, three bedrooms, and a shower room/wc. Externally there is front garden with pebbles and a rear yard. Available now with no upward chain, viewing is essential!!!!

### SUMMARY

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### ENTRANCE HALL

Double glazed door to front, stairs to first floor landing

### LIVING ROOM

16' x 12' 5" (4.88m x 3.78m)

Double glazed window to front, radiator, dado rail, coving to ceiling, ceiling rose, laminate flooring

### DINING KITCHEN

15' 7" x 10' 1" (4.75m x 3.07m)

Fitted with a matching range of base and wall units with worktop space over, one and a half bowl stainless steel sink and drainer unit with mixer tap, built in electric oven, gas hob, extractor hood over, plumbing for washing machine, tiled splashbacks, radiator, space for fridge, under stairs cupboard, double glazed window and stable door to rear

### 1ST FLOOR LANDING

Built in airing cupboard housing wall mounted gas combination boiler serving heating system and hot water

### SHOWER ROOM/WC

Fitted with a three piece suite comprising shower area with shower over, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, double glazed window to rear

### BEDROOM

10' x 9' (3.05m x 2.74m)

Double glazed window to rear, radiator

### BEDROOM

10' x 7' 8" (3.05m x 2.34m)

Double glazed window to side, radiator

### MAIN BEDROOM

15' 6" x 8' 1" (4.72m x 2.46m)

Double glazed window to front, radiator

### EXTERNALLY

There is a front garden with pebbles and a rear yard



### VIEWS FROM BACK BEDROOM



VIEWING Strictly by appointment with the agents. \*The comments made by the vendor and estate agent are not factual in any way.

TENURE The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor as to whether the property is leasehold or freehold. ALL MEASUREMENTS quoted are approximate. THE FIXTURES, FITTINGS & APPLIANCES have not been tested and therefore no guarantee can be given that they are in working order. INTERNAL PHOTOGRAPHS are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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