



Park Terrace, Blaydon, Tyne And Wear, NE21 5ER

CHAIN FREE Living Local is delighted to welcome to the market this lovely two bedroom mid terrace home on Park Terrace, Blaydon! The property comprises of lounge with open staircase and kitchen/diner. To the first floor there are two double bedrooms and a family bathroom. With a small garden area to the front and enclosed yard to the rear, this will make an ideal purchase for a wide range of buyers looking to make Blaydon home. Not to be missed out on! Awaiting EPC.



CHAIN FREE

Well Presented

Mid Terrace Home

Two Bedrooms

Enclosed Yard To Rear

Awaiting EPC

Offers Over £100,000

Lounge 13' 8" x 13' 1" (4.17m x 4.00m) Max

Spacious lounge with outlook to front street and lovely feature wall.

Kitchen 9' 7" x 8' 6" (2.92m x 2.58m)

Fitted with a range of wall and base units for storage along with integrated oven/hob and space for white goods.

Dining area 10' 11" x 7' 10" (3.34m x 2.38m)

Open plan kitchen/diner space ideal for family living.

Bedroom 1 13' 9" x 10' 11" (4.20m x 3.33m) Max

Bedroom 2 10' 8" x 8' 5" (3.26m x 2.56m) Max

Bathroom 8' 9" x 7' 11" (2.67m x 2.42m)

Features a white suite bath with overhead shower, W/C and wash basin. There is also a built in cupboard which houses the boiler for extra storage.

Externally

To the rear is an enclosed yard space, to the front a raised small garden area for added curb appeal. With on street parking and bus stops close by.

Additional Information

Council tax band A. Awaiting EPC Rating. We have been advised 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.



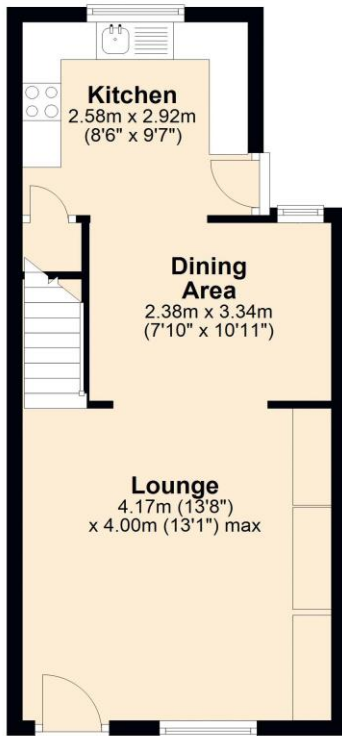


EPC Graph (full EPC available on request)

Floorplan

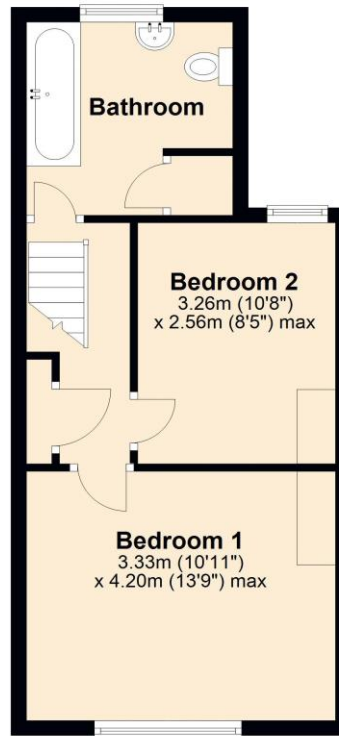
Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 sq. feet)

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

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