



Helen Street, Blaydon Burn, Tyne And Wear, NE21 4ER

Living Local are delighted to welcome to the market this well presented two bedroom terraced house in the ever popular Helen Street on Blaydon Burn. The property comprises of large lounge, modern kitchen/diner and white suite bathroom to the ground floor. To the first floor there are two bedrooms. Externally the property benefits from a well maintained rear yard and shared lawn are to the front. On street parking is available near by. This lovely property that would be ideal for a wide range of buyers looking to make Blaydon home, must be viewed to be appreciated! EPC rating E.

*****WELL PRESENTED*****

Kitchen/Diner

Mid Terrace

Yard

Two Bedroom

EPC Rating E

Offers Over £99,950

Lounge 15' 9" x 12' 10" (4.79m x 3.91m) Max

This well lit lounge benefits from a pleasant outlook to the lawned street to the front, with pedestrianised walk way. It also hosts a built in cupboard under the stairs for storage.

Kitchen/Diner 11' 5" x 9' 7" (3.47m x 2.91m)

Fitted with a range of wall and base units for storage along with space for white goods and ample dining area.

Bathroom 8' 8" x 5' 1" (2.64m x 1.55m)

A white suite bath, wash basin and w/c.

Bedroom 1 14' 10" x 7' 6" (4.53m x 2.29m) Max**Bedroom 2 9' 8" x 7' 9" (2.95m x 2.37m)****Externally**

Externally the property features a pedestrianised lawn and walkway area to the front of the property, a small easy to maintain enclosed yard area to the rear. With on street parking available near by.

Additional Information

Council tax band A. EPC Rating E. We understand 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.

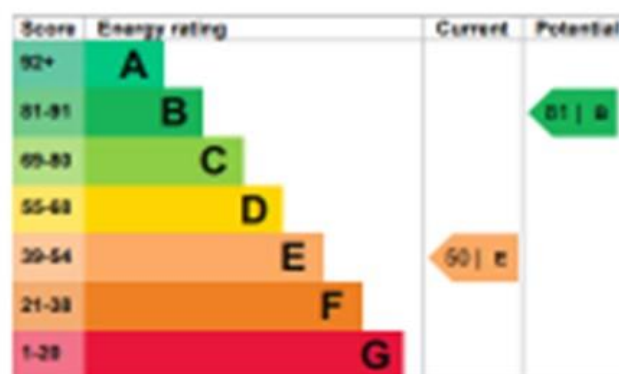
Important Note To Purchasers

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.





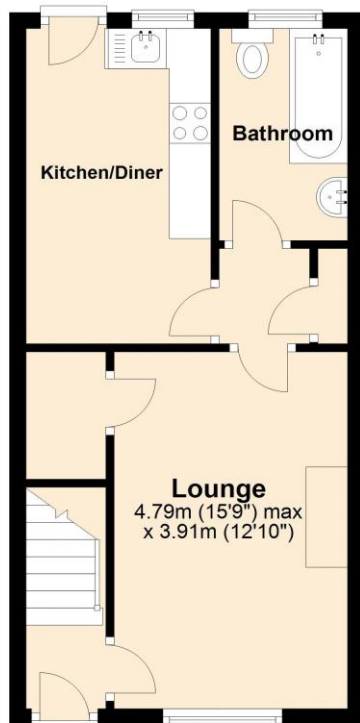
EPC Graph (full EPC available on request)



Floorplan

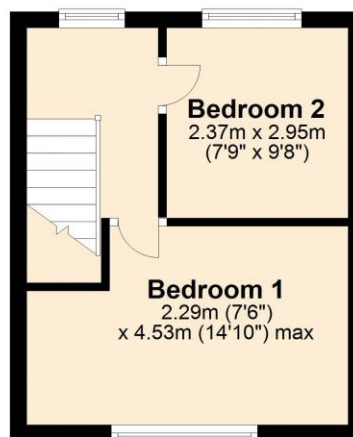
Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.4 sq. feet)



Total area: approx. 59.8 sq. metres (643.7 sq. feet)

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