



Greenrigg, Blaydon, Tyne and Wear, NE21 5HZ

Spacious three bedroom end terrace family home, offering excellent potential for buyers looking to add their own personal touch. The property comprises an entrance porch, lounge, open plan kitchen/diner and useful utility/WC to the ground floor. To the first floor are three bedrooms, a family bathroom and ample storage. Externally, there are low maintenance front and rear gardens, a garage and storage shed, along with a paved driveway providing off street parking. Lovingly maintained by the current owners, a viewing is highly recommended! Awaiting EPC.



End Terrace House

Gardens, Garage & Driveway

Well Presented

Viewing Essential!

Three Bedrooms

Awaiting EPC

£145,000

Entrance Porch 5' 10" x 5' 7" (1.77m x 1.71m)

Door to front garden, entry in lounge.

Lounge 12' 6" x 12' 6" (3.82m x 3.80m)

Feature fire, window overlooking front garden.

Dining Area 11' 1" x 8' 10" (3.39m x 2.68m)

Window overlooking front garden, open plan to kitchen.

Kitchen 9' 7" x 9' 0" (2.91m x 2.75m)

Fitted with a range of wall and base units, two built in storage cupboards.

W/C Utility Area 5' 10" x 5' 5" (1.79m x 1.66m)

W/C, wash hand basin.

Bedroom 1 11' 11" x 10' 2" (3.64m x 3.09m)

Built in cupboard.

Bedroom 2 9' 9" x 9' 2" (2.97m x 2.80m)

Two built in cupboards.

Bedroom 3 9' 7" x 6' 4" (2.91m x 1.93m)

Bathroom 6' 11" x 5' 8" (2.12m x 1.72m)

Bath, wash hand basin, W/C.

Externally

Front and rear gardens, both enclosed, ideal for entertaining. Garage and storage shed, as well as driveway to the rear for off street parking.

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.

Additional Information

Council tax band A. Awaiting EPC Rating. 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.





Floorplan



Total area: approx. 103.2 sq. metres (1110.6 sq. feet)

EPC Graph (full EPC available on request)

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

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