



Ash Street, Blaydon, Tyne And Wear, NE21 5HS

*****CHAIN FREE***** Deceptively spacious two bedroom stone built terraced house on the popular Ash Street in Blaydon. The property comprises of entrance hall, lounge and kitchen/dining room to the ground floor. To the first floor there are two bedrooms and a bathroom with bath and separate shower cubicle. Externally there is a yard to the rear and a courtyard garden to the front. Parking is available on street. Viewing is essential to truly appreciate this lovely home! EPC Rating D.



*****CHAIN FREE*****

Stone Built Mid Terrace

Two Bedrooms

On Street Parking

Viewing Essential!

EPC Rating D

Offers Over £110,000

Lounge 13' 5" x 12' 6" (4.10m x 3.81m) Max
Feature fireplace.

Kitchen/Diner 16' 7" x 10' 10" (5.05m x 3.29m) Max
Fitted with a range of wall and base units for storage, along with two built in cupboards, integrated oven/hob and space for white goods (not included).

Bedroom 1 16' 5" x 10' 9" (5.01m x 3.28m) Max

Bathroom 9' 5" x 7' 0" (2.86m x 2.13m)
Spacious bathroom features bath, separate shower cubicle, W/C and wash basin.

Bedroom 2 11' 9" x 8' 10" (3.59m x 2.69m)

Externally

A spacious pebbled court yard garden to the front and enclosed yard to the rear, both easy to maintain. With on street parking readily available. Easy access to shops and transport links nearby.

Additional information

Council tax band: A 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 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.





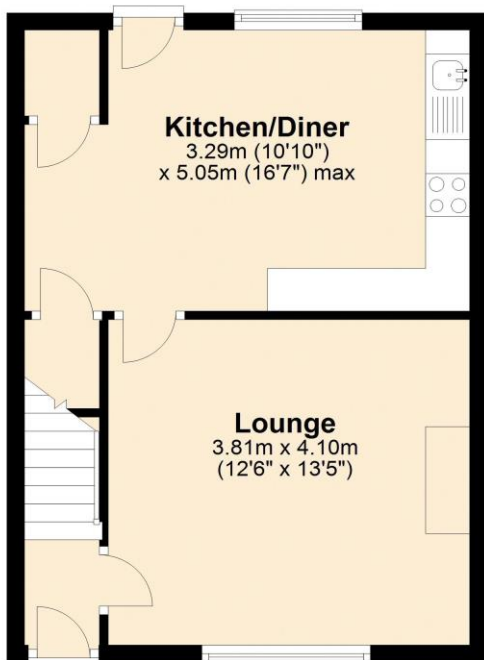
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

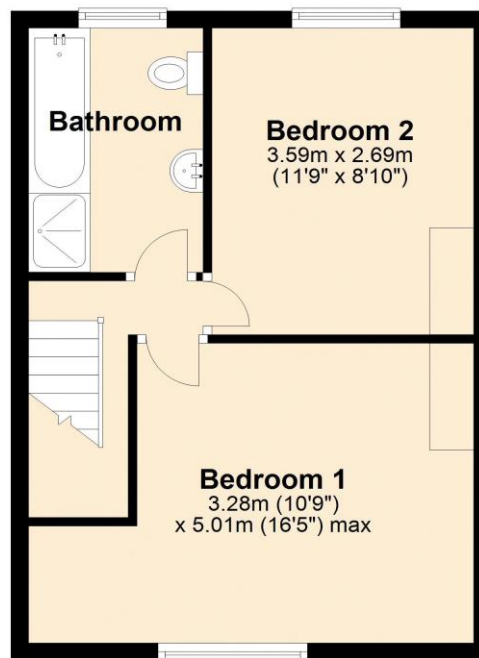
Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)

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