



Morven Lea, Blaydon, Tyne And Wear, NE21 4EZ

Living Local are delighted to bring to the market this well presented three bedroom end terrace home on the sought after Morven Lea. The ground floor offers a spacious open plan lounge/dining room with patio doors to the rear garden, along with a fitted kitchen featuring space for white goods. Upstairs, there are three good sized bedrooms with useful storage and a modernised white suite family bathroom. Externally, the property benefits from front and rear gardens and a garage en-bloc. Ideally located close to local amenities, schools, and transport links, this property is sure to appeal to a range of buyers. Early viewing is recommended to appreciate all this home has to offer! Awaiting EPC.



*****END TERRACE HOME*****

Three Bedrooms

Spacious Garden

Close To Schools & Local Amenities

Detached Garage

Awaiting EPC

Offers in the Region Of £150,000

Lounge 13' 9" x 13' 7" (4.20m x 4.15m) Max

The open 'L' shaped lounge/dining area is a great room to entertain and enjoy family life. A real hub of the home with pleasant outlook to the front garden.

Dining Area 9' 3" x 8' 6" (2.83m x 2.59m)

Spacious dining area benefiting from patio door access to the rear garden.

Kitchen 16' 7" x 7' 6" (5.05m x 2.29m) Max

Features a range of wall and base units for storage, space for white goods and dual aspect windows to enjoy the pleasant outlook to the rear garden.

Bedroom 1 12' 9" x 10' 6" (3.89m x 3.20m) Max**Bedroom 2 12' 7" x 8' 10" (3.84m x 2.70m) Max**

Features built in wardrobe and cupboard space.

Bathroom 7' 8" x 5' 8" (2.34m x 1.73m) Max

Features a modern white bathroom suite- W/C, Wash Basin and Walk in shower.

Bedroom 3 9' 7" x 6' 5" (2.91m x 1.95m) Max

Features over the stairs built in cupboard storage.

Externally

There is a lovely open garden to the front of the property looking over grassy areas and public walking routes. To the rear is a spacious garden ideal for entertaining and easy access out onto the parking areas.

Additional Information

Council tax band A. Awaiting EPC Rating. 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.

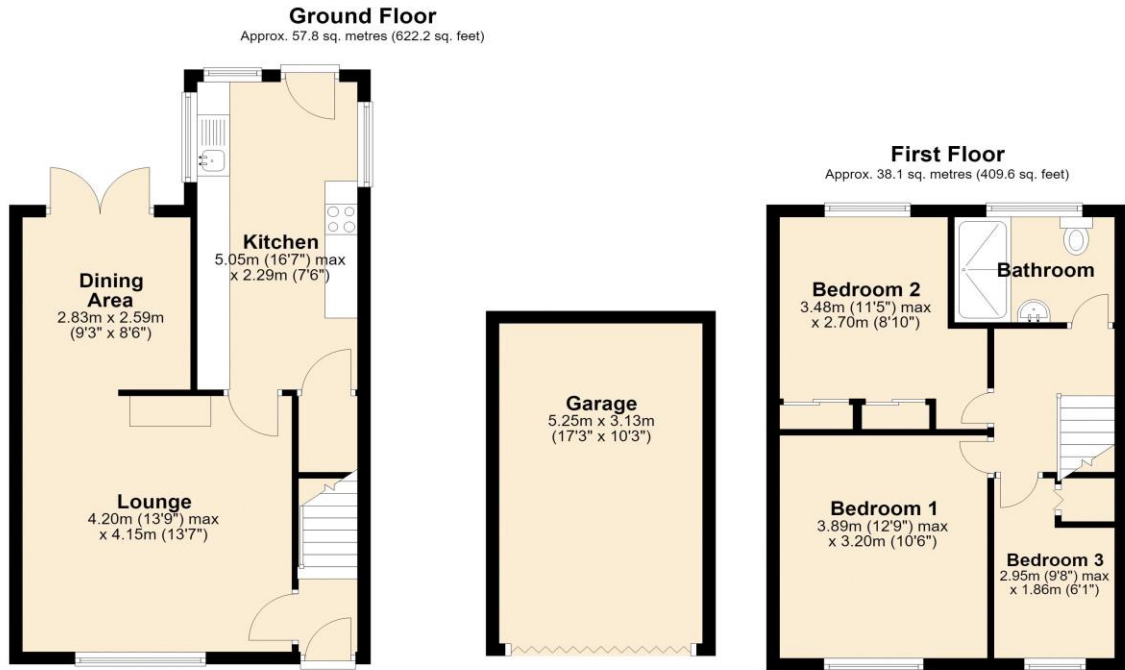
Important Information

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.





Floorplan



Total area: approx. 95.9 sq. metres (1031.9 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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