HIGH AXWELL

BLAYDON

livinglocal
welcoming you home



CHAIN FREE Living Local is pleased to welcome to the sale market this deceptively spacious three bedroom end terrace family home on the ever popular High Axwell. To the ground floor there is an open plan kitchen/diner with cupboard storage, downstairs W/C and lounge leading to the side porch. Upstairs features three good size bedrooms and family bathroom. Externally there is street parking in the quiet cul de sac, a short work from the property, With enclosed garden to the rear and low maintenance gravel garden to the front ideal for entertaining. While in need of modernisation this property is packed with potential for a wide range of buyers looking to make a house their own. Not to be missed out on, early viewing essential to appreciate all this property has to offer! EPC Rating C.

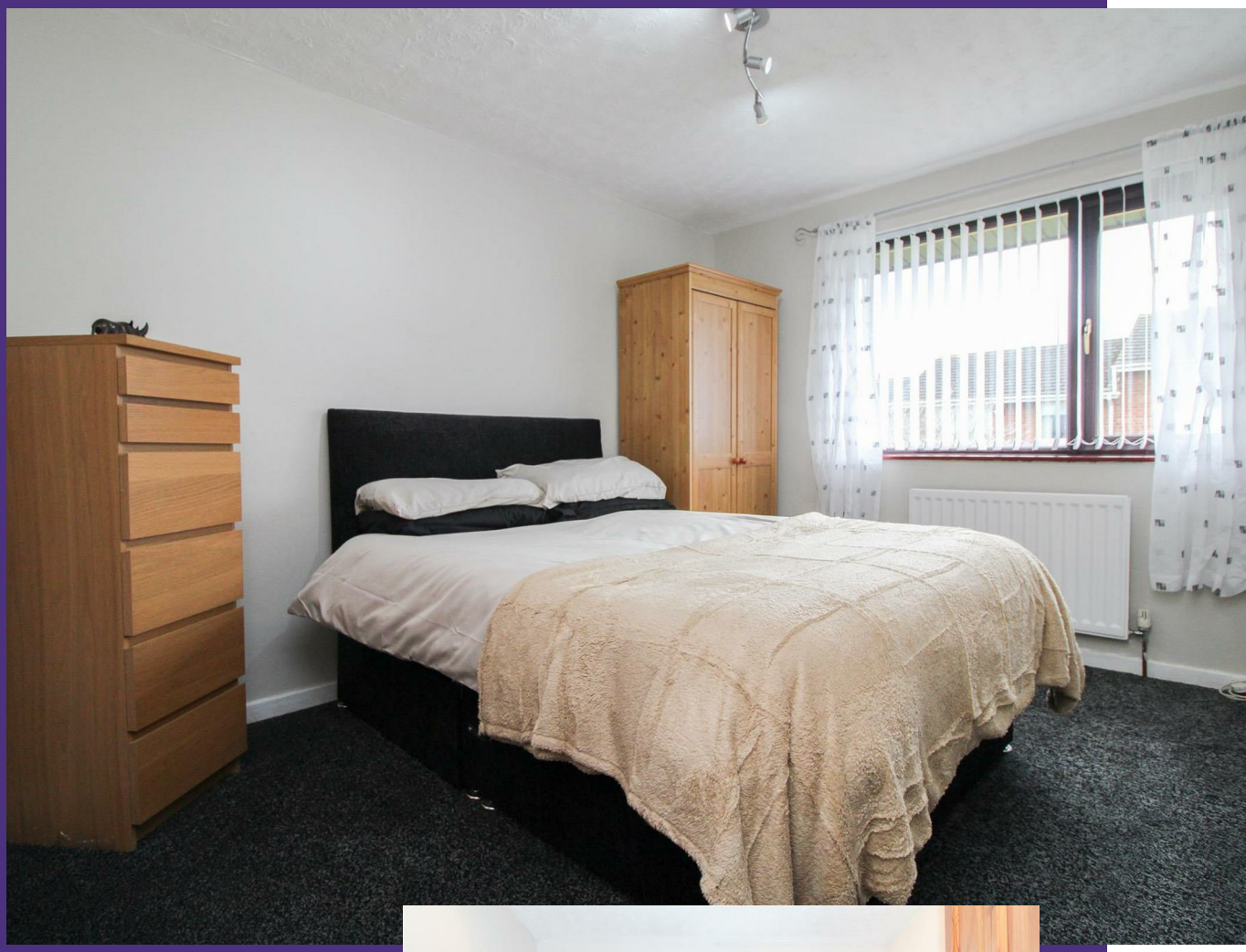


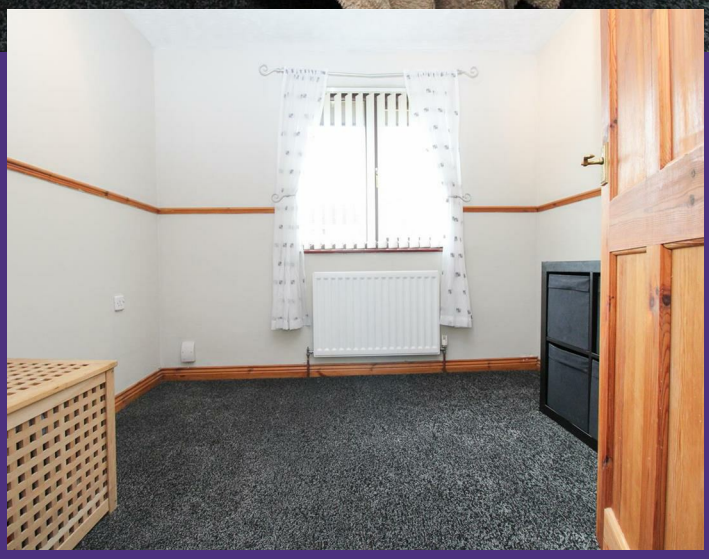


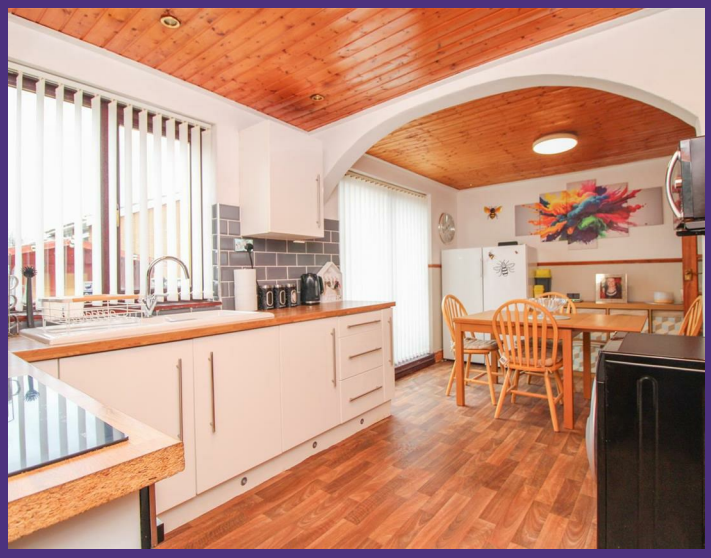




- ***CHAIN FREE***
- Three Bedrooms
- Open Kitchen/Diner
- End Terrace
- Garden
- EPC Rating C













Lounge
15'2" x 11'7" Max

Kitchen
9'6" x 8'9"
Open plan kitchen/diner with a range of wall and base units for storage and space for white goods.

W/C
6'0" x 3'1"
White suite w/c and wash basin.

Bedroom 1
12'10" x 8'9" max

Bedroom 2
12'5" x 9'7" Max

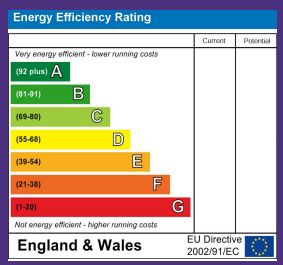
Bedroom 3
9'0" x 8'2"

Family Bathroom
8'2" x 6'5"
Features Bath, separate shower and wash basin.

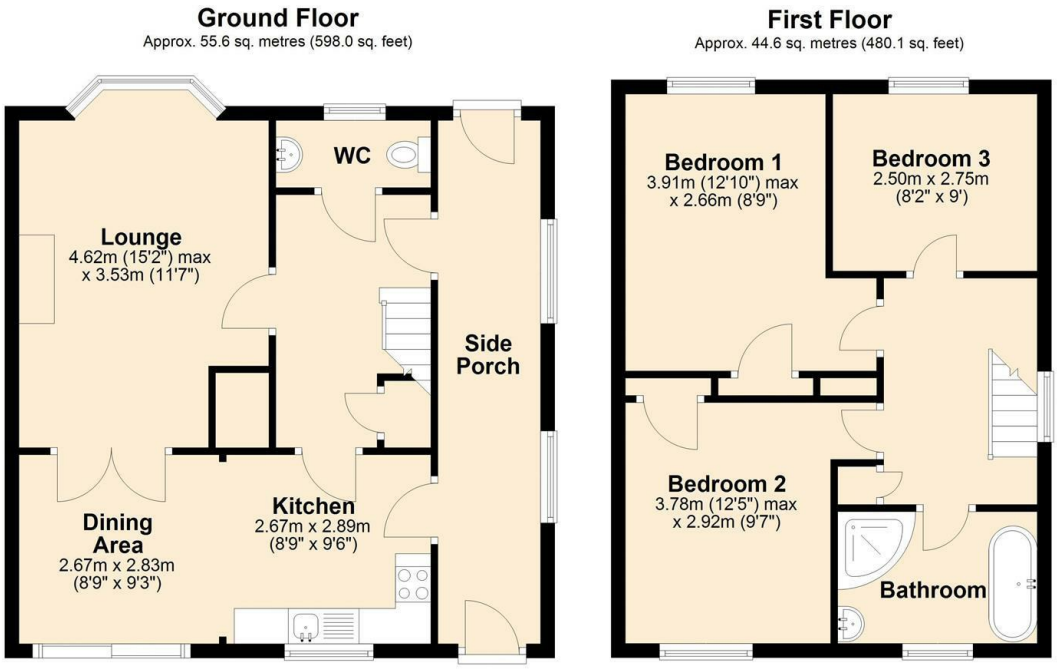
Externally
The property features an open low maintenance gravelled garden to the front and enclosed garden to the rear with decking and pebbled areas ideal for entertaining.

Additional Information
Council tax band A. Awaiting EPC. 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.



Offers Over £115,000



Total area: approx. 100.2 sq. metres (1078.2 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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