PICKERING DRIVE

BLAYDON-ON-TYNE

livinglocal

welcoming you home



Beautifully presented throughout, this charming three bedroom end terrace townhouse offers a warm and welcoming feel from the moment you step inside. Thoughtfully designed for modern family living, the home features spacious accommodation, a master bedroom with ensuite, and a stylish kitchen/diner. Along with two extra double bedrooms and main family bathroom. Outside, the delightful rear garden provides a peaceful retreat with lawn and patio areas, while a detached garage and generous driveway parking add further practicality. A wonderful home ready to be enjoyed. EPC Rating C.









- ***SPACIOUS TOWNHOUSE***
- Lovely Garden
- Detached Garage
- Three Bedrooms
- Double Driveway
- EPC Rating C


BRISTOL
DARTMOOR











Lounge
14'8" x 12'2"
The lounge benefits from a built in under stairs cupboard for storage along with double French doors leading to enclosed garden ideal for entertaining!

kitchen/Diner
13'11" x 11'4" Max
Features a range of wall and base units for storage and space for white goods.

W/C
4'11" x 3'1"
Features white suite w/c and wash basin.

Bedroom 1
18'10" x 14'8" Max
A great master bedroom with built in storage wardrobes and its own stylishly decorated en-suite!

En-Suite
7'8" x 5'10" Max
Features a modern white suite heated towel rail, shower, w/c and wash basin with access to the spacious storage area running the side of the house.

Storage
14'8" x 4'6" Max
A great alternative to loft storage, with its level and easy access just off from the master en-suite.

Bedroom 2
14'8" x 9'5" Max

Bedroom 3
10'8" x 8'6" Max

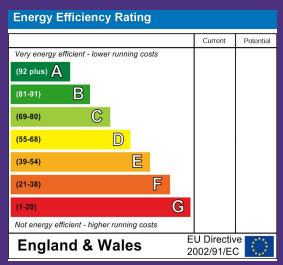
Bathroom
8'6" x 5'4"
Features a white suite bath with over head shower, w/c and wash basin.

Garage
17'3" x 8'7"
The garage benefits from lighting, power and overhead storage rafters. Access from the street front and lockable door from the back garden area.

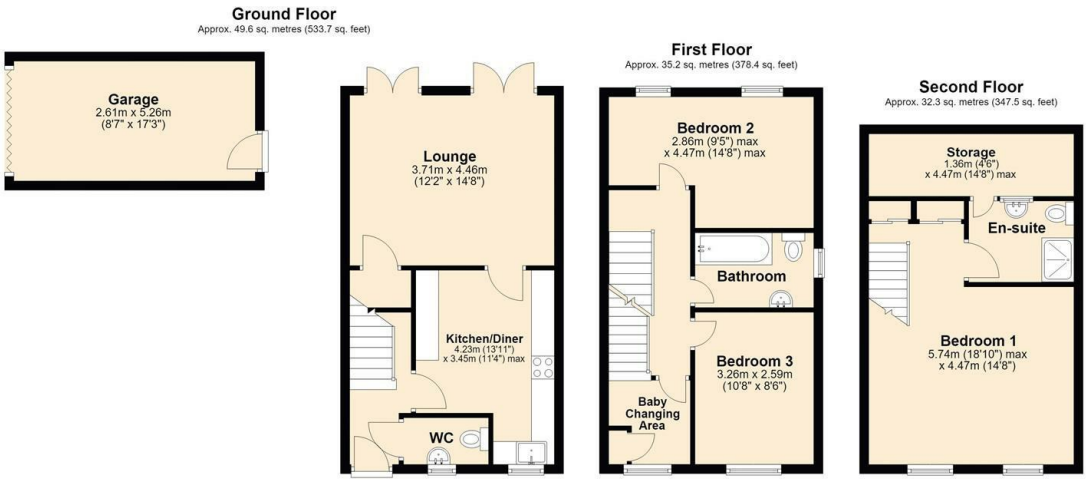
Externally
This lovely home benefits from a multi vehicle driveway to the front of the property, with a detached garage off from the rear garden with space for parking and storage.

Additional Information
Council tax band C EPC Rating C. 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 £220,000



Total area: approx. 117.0 sq. metres (1259.7 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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