HAZEL ROAD

BLAYDON

livinglocal

welcoming you home



Living Local are delighted to present this beautifully maintained three bedroom semi detached family home, packed with charm and ready to move into.

Featuring a stylish open-plan kitchen/diner, separate lounge with wood-burning stove, three well-sized bedrooms and a modern family bathroom. Outside, enjoy a generous rear garden with lawn and patio areas for entertaining, plus a tiered front garden and on street parking. A fantastic family home and a an early viewing is highly recommended! Awaiting EPC.



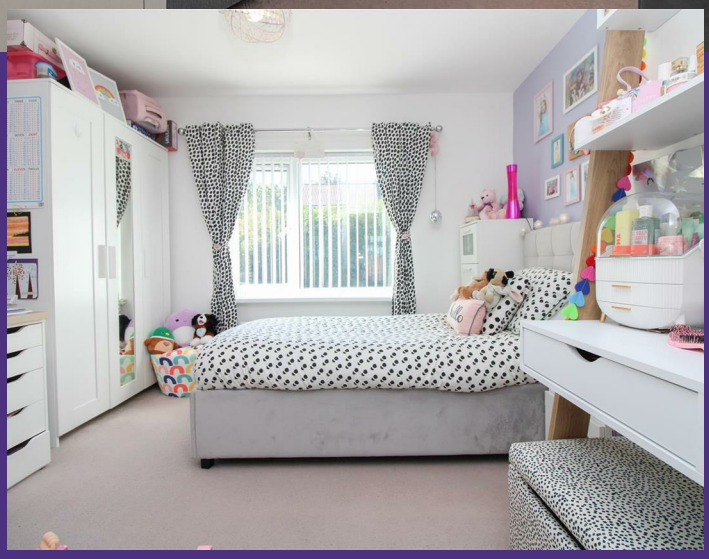






- ***Well Presented Family Home***
- Three Bedrooms
- Spacious Private Garden
- Semi Detached
- Modern Bathroom
- EPC Rating










WEEK TO VIEW DIARY



Lounge
14'9" x 12'8" Max
Features a pleasant outlook to the rear garden, and well kept lovely wood burning stove.

Kitchen/Diner
18'6" x 11'0" Max
Open plan kitchen/diner with patio door access to the garden. Wall and base units for storage and additional space for white goods and dining options.

Utility

Bedroom 1
12'7" x 9'10" Max

Bedroom 2
11'3" x 10'3" Max

Bathroom
8'1" x 6'0"
Features a modern white suite W/C, Wash Basin, 'L' shaped Bath and overhead shower.

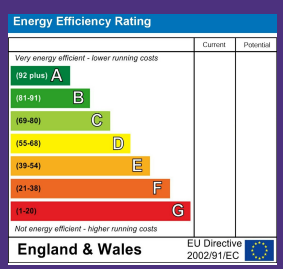
Bedroom 3
9'1" x 8'0" Max

Utility
9'7" x 7'2"

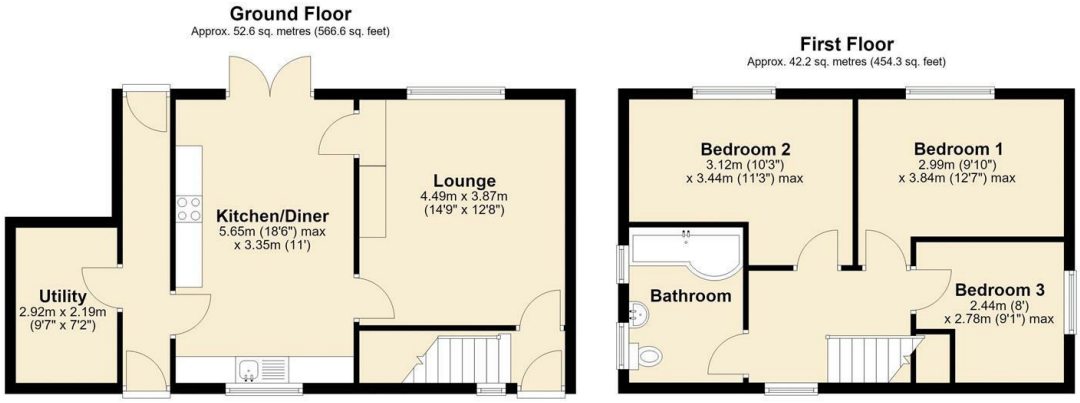
Externally
Externally this lovely home features a tiered garden to the front and spacious private garden to the rear with both lawn and patio areas for entertaining and family life.

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.

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.



Asking Price £160,000



Total area: approx. 94.8 sq. metres (1020.8 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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