VALLEY CRESCENT

BLAYDON

livinglocal

welcoming you home



Lovely three bedroom semi-detached family home on this popular cul-de-sac in Blaydon. The property comprises of entrance hall, lounge, kitchen/diner and W/C to the ground floor. To the first floor there are three bedrooms and a family bathroom W/C. Externally there is a tiered rear garden with lawn and raised decking area to make the most of the sun. To the front there is a driveway and attached garage. Further parking available on street. The property benefits from great storage both inside with built in cupboards, and in the garage. Early viewing essential! EPC Rating C.

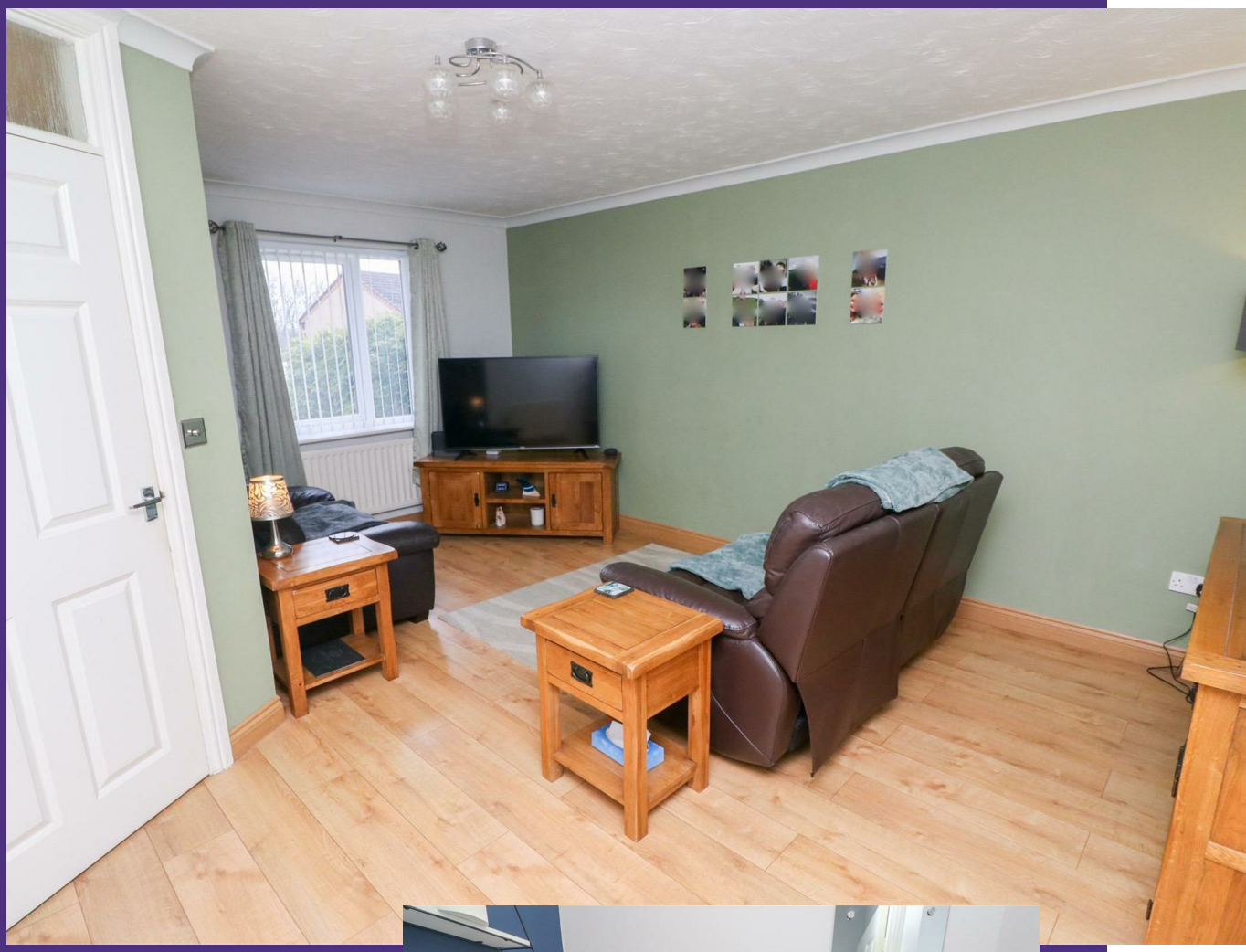








- Semi-Detached House
- Popular Estate
- Tiered Garden
- Three Bedrooms
- Driveway & Garage
- EPC Rating C










Risk
STRANGER THINGS
STRANGER THINGS
HAWKINS
HIGH SCHOOL



Lounge
16'8" x 13'1" max
L shaped room.

Kitchen/Diner
16'6" x 9'8"
Fitted with a range of wall and base units, space for freestanding appliances, built in double oven and five burner gas hob. French doors to rear garden.

Bedroom 1
9'8" x 14'1"

Bedroom 2
12'4" x 9'8"

Bedroom 3
8'6" x 6'7"

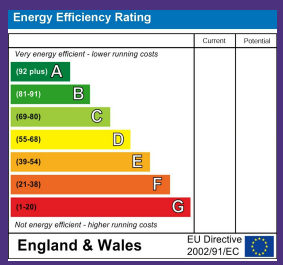
Bathroom
6'6" x 6'2"
Bath with shower over, wash basin, W/C.

Externally
Tiered garden to rear with lawn and raised decking area. Driveway to front leading to attached garage.

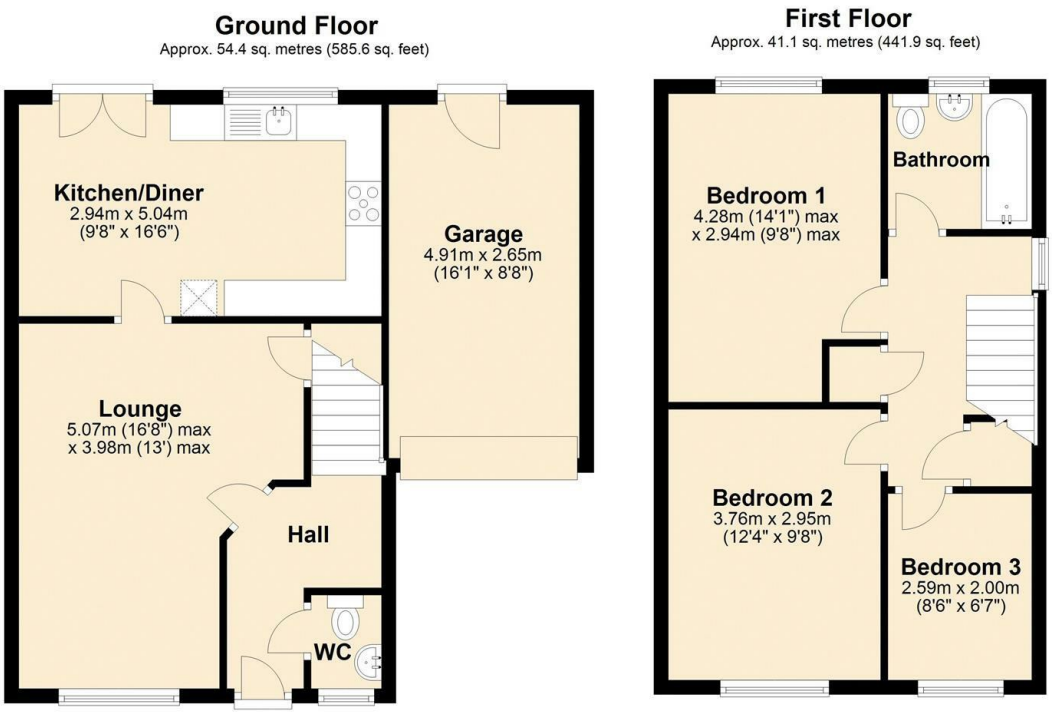
Garage
16'1" x 8'8" max
Up and over garage door with lights and power. Door to rear garden.

Additional information
Council tax band: 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 £195,000



Total area: approx. 95.5 sq. metres (1027.4 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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