



## Valley Crescent, Blaydon, Tyne And Wear, NE21 4HJ

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**

**Three Bedrooms**

**Popular Estate**

**Driveway & Garage**

**Tiered Garden**

**EPC Rating C**

**Offers Over £195,000**

**Lounge** 16' 8" x 13' 1" (5.07m x 3.99m) max

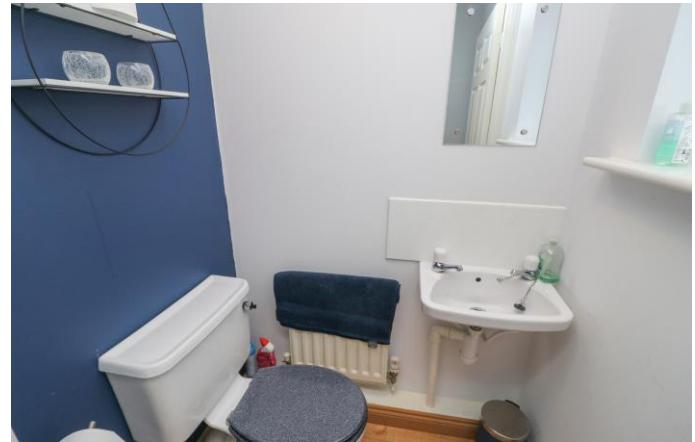
L shaped room.

**Kitchen/Diner** 16' 6" x 9' 8" (5.04m x 2.94m)

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" (2.94m x 4.28m)**Bedroom 2** 12' 4" x 9' 8" (3.76m x 2.95m)**Bedroom 3** 8' 6" x 6' 7" (2.59m x 2.00m)**Bathroom** 6' 6" x 6' 2" (1.97m x 1.88m)

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" (4.91m x 2.65m) 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.

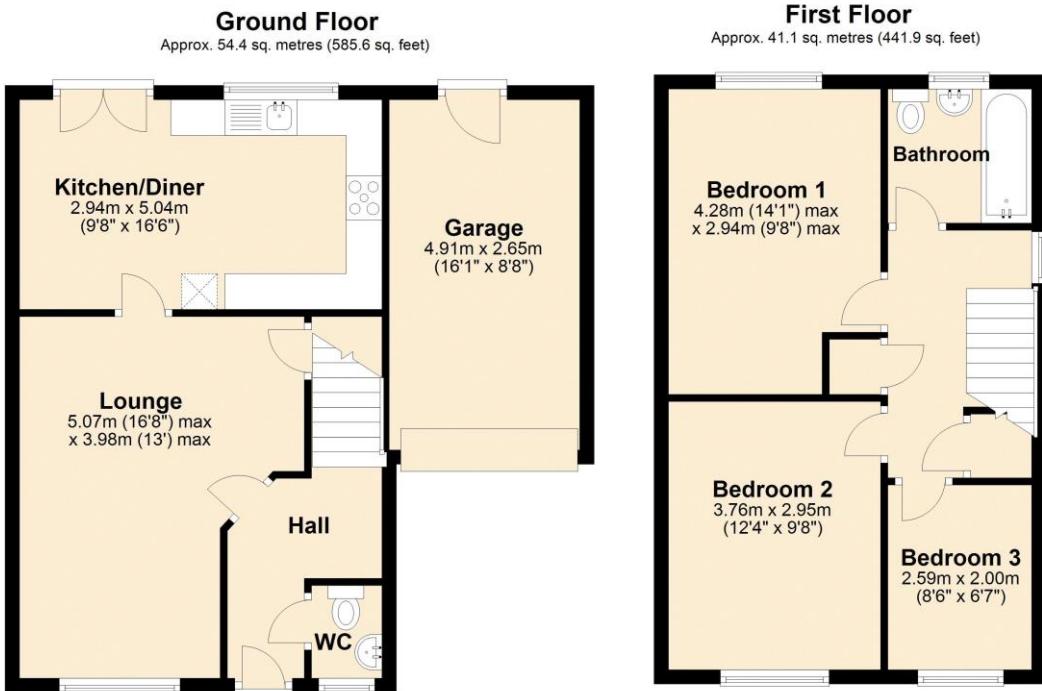
**Important note to purchasers**

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.





# Floorplan



Total area: approx. 95.5 sq. metres (1027.4 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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