



## Holly Avenue, Blaydon, Tyne And Wear, NE21 6SL

**\*\*\*CHAIN FREE\*\*\*** A fantastic opportunity for first time buyers, downsizers, or investors. This attractive two bedroom mid terrace home offers well proportioned accommodation, a private driveway, and an enclosed rear garden, all within easy reach of local amenities, countryside walks, and excellent transport links. Early viewing is highly recommended. Awaiting EPC Rating.

**\*\*\*CHAIN FREE\*\*\***

**Two Bedrooms**

**Driveway**

**Enclosed Rear Garden**

**Close To Country Walks**

**Awaiting EPC Rating**

**Offers Over £100,000**

**Kitchen/Diner 14' 4" x 7' 6" (4.38m x 2.28m) max**

Fitted with a range of wall and base units, integrated fridge freezer, space for free standing appliances and understairs storage cupboard

**Lounge 12' 6" x 10' 11" (3.82m x 3.32m) max**

Fitted feature fireplace

**Bedroom 1 11' 7" x 11' 1" (3.53m x 3.37m) max**

Fitted cupboard

**Bedroom 2 8' 7" x 8' 2" (2.61m x 2.48m)**

**Bathroom 8' 7" x 5' 9" (2.61m x 1.74m)**

Fitted with a W/C, hand basin and shower over bath

**Externally**

Driveway to the front and enclosed rear garden with access to a walk way via rear a gate.

**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.

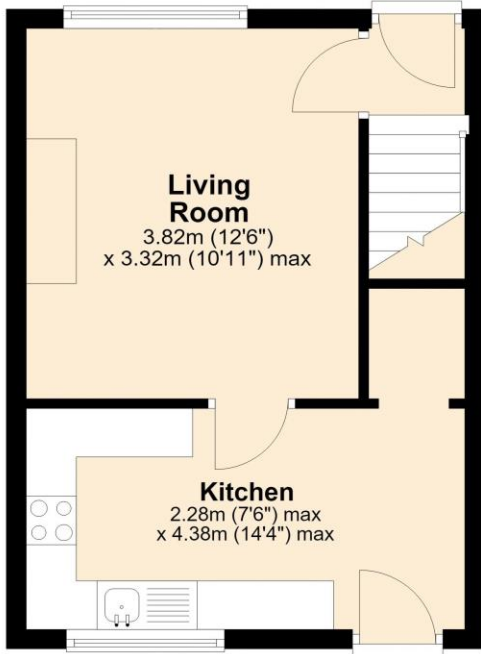
**[EPC Graph \(full EPC available on request\)](#)**



# Floorplan

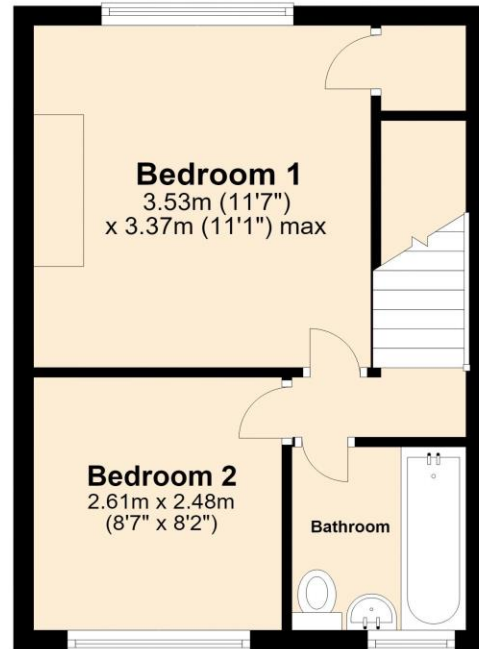
## Ground Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



Total area: approx. 55.4 sq. metres (595.9 sq. feet)

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

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