



## Theresa Street, Blaydon, Tyne And Wear, NE21 4QE

**\*\*\*CHAIN FREE\*\*\*** In need of some cosmetic updating, this spacious three bedroom end terrace would suit a wide range of buyers and simply must be viewed! The property comprises of entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a spacious family bathroom W/C. Externally the property benefits from a rear yard and enclosed front garden. parking available on street. Within easy access of local shops, amenities and transport link. Viewing essential. Awaiting EPC rating.

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

**Stone Built End Terrace**

**Three Bedrooms**

**Yard and Garden**

**Spacious Bathroom**

**Awaiting EPC Rating**

**£115,000**

**Lounge** 14' 2" x 10' 4" (4.33m x 3.14m) max

**Dining Room** 14' 2" x 11' 4" (4.33m x 3.45m) max

**Kitchen** 12' 4" x 7' 5" (3.77m x 2.26m) max

Range of wall and base units, space for free standing appliances (not included). Built in oven and hob. Under stairs storage cupboard.

**Bedroom 1** 12' 2" x 11' 5" (3.70m x 3.48m) max

**Bedroom 2** 11' 5" x 10' 2" (3.48m x 3.10m) max

**Bedroom 3** 8' 10" x 6' 0" (2.69m x 1.84m)

**Bathroom** 12' 3" x 7' 2" (3.73m x 2.18m)

Bath with shower over, W/C and wash basin. Storage cupboard.

#### Externally

Rear yard, enclosed front garden with lawn, parking available on street. Within easy access of local shops, amenities and transport links.

#### Additional Information

Awaiting EPC Rating. Council tax band A. 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

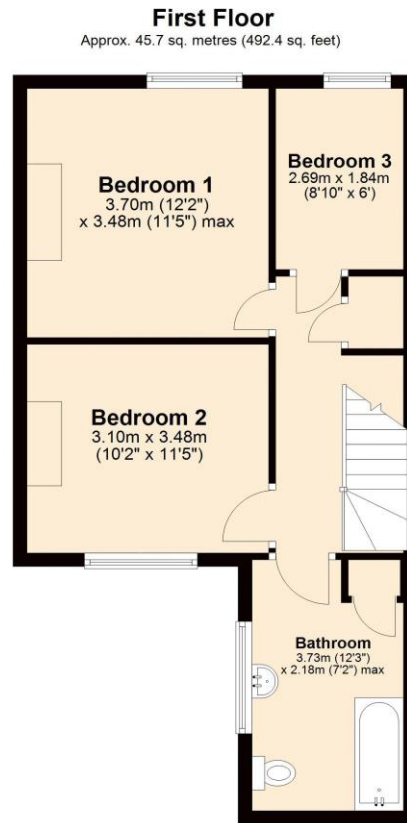
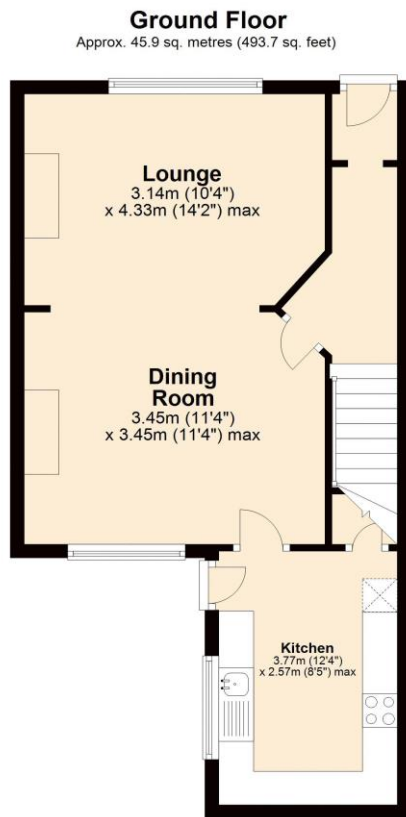
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, 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



Total area: approx. 91.6 sq. metres (986.1 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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