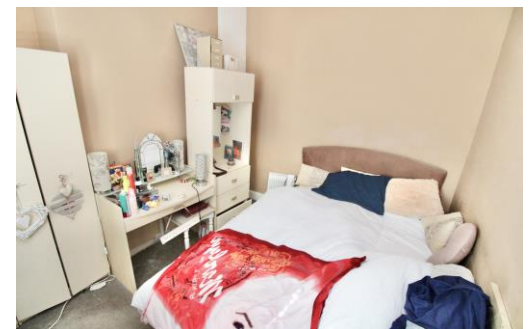




Litchfield Street, Blaydon, Tyne And Wear, NE21 5QN

This two bedroom and bonus study room stone terrace has been is an ideal renovation project! The property comprises of entrance hallway, open lounge/dining room, downstairs bathroom and kitchen to the ground floor. To the first floor are two double bedrooms and a versatile study room. Externally the property has a courtyard garden to the front and yard to the rear with parking available on street. A property ideal for developers and investors or buyers looking for a project to make a home! Awaiting EPC.



Stone Mid Terrace

Renovation Project!

Two Double Bedrooms

Home Office

Courtyard Garden

Awaiting EPC

Offers Over £70,000

Lounge 12' 2" x 10' 7" (3.72m x 3.23m) Max

Lounge features a pleasant outlook to the front garden area.

Dining Area 10' 7" x 10' 7" (3.22m x 3.23m) Max

Spacious open plan lounge/dining area an ideal family space in the hub of the home.

Kitchen 9' 6" x 9' 4" (2.89m x 2.85m)

Fitted with a range of base units for storage and space for white goods. The combi boiler (currently not functioning) is on the internal wall.

Bathroom 9' 6" x 5' 6" (2.89m x 1.67m)

Ground floor bathroom with bath and overhead shower, W/C and wash basin.

Bedroom 1 9' 10" x 8' 9" (3.00m x 2.67m) Max**Bedroom 2 10' 8" x 9' 7" (3.26m x 2.91m)****Home Office 10' 10" x 7' 5" (3.30m x 2.25m) Max**

Currently used as a single bed guest room- the home office is a versatile room open to a host of uses.

Externally

The property benefits from an easy to maintain enclosed courtyard garden to the front and enclosed yard at the rear- with on street parking and local bus stops close by.

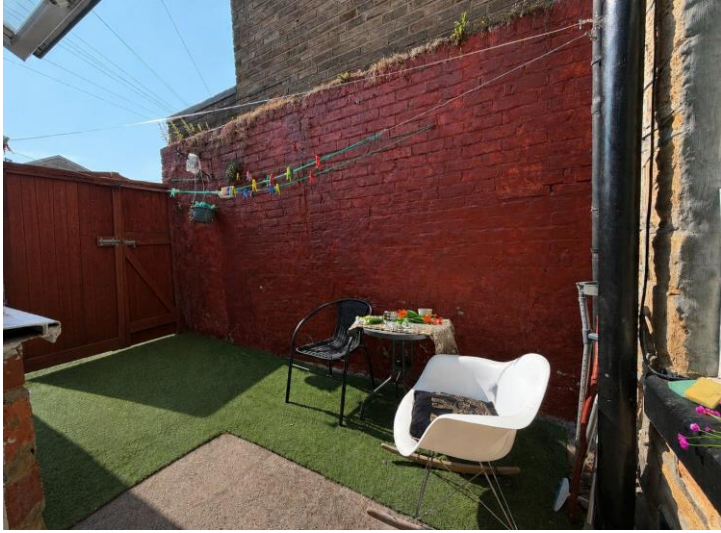
Additional Information

Council tax band A. Awaiting EPC Rating. We understand this property is freehold. Our vendor has advised us they have not been required to pay an estate charge. 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.



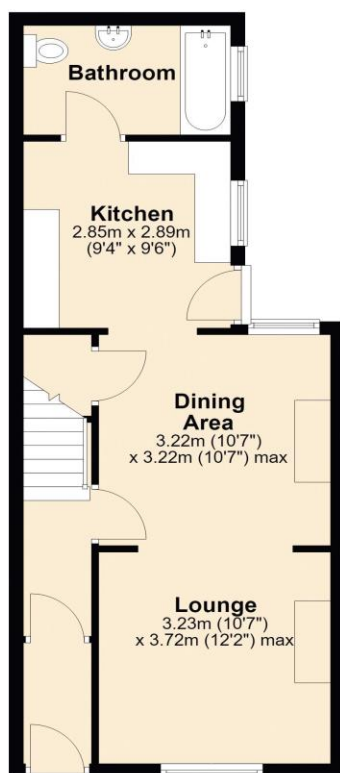


EPC Graph (full EPC available on request)

Floorplan

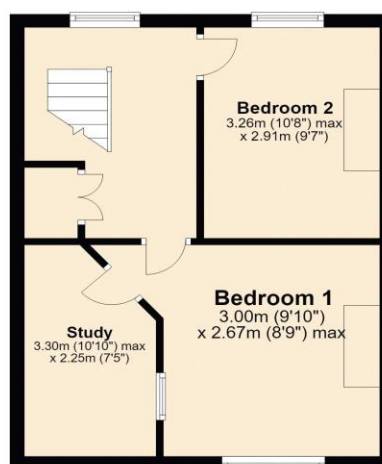
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 77.3 sq. metres (831.9 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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