



## Briar Close, Blaydon, Tyne And Wear, NE21 4EW

This well maintained home offers generous living space throughout and is sure to appeal to a wide range of buyers looking to make Blaydon home. The ground floor features an open plan kitchen/dining area with dual aspect windows, creating the perfect space for family living and entertaining. A separate utility room adds practicality, while the comfortable lounge overlooks the front garden and playing green. To the first floor, the property benefits from two well proportioned double bedrooms, both with built in cupboard storage, along with a white suite family bathroom. Externally, the home boasts a small lawned garden to the front and a private enclosed paved garden to the rear, ideal for outdoor dining and entertaining. On street parking is available to the rear of the property. A



**\*\*\*Spacious Family Home\*\*\***

**Enclosed Garden**

**Semi Detached**

**Close To Local Amenities**

**Three Bedrooms**

**Awaiting EPC**

**£130,000**

**Lounge** 18' 3" x 11' 6" (5.55m x 3.51m) Max  
Features a pleasant outlook to the front green.

**Kitchen/Diner** 20' 10" x 10' 2" (6.36m x 3.11m)  
Fitted with a range of wall and base units for storage along with space for white goods and family dining space.

**Utility Room** 14' 1" x 5' 7" (4.29m x 1.70m)  
This extension utility room- hosts wall and base units with designated space for white goods with access to the yard space.

**Bedroom 1** 13' 0" x 9' 3" (3.96m x 2.81m) Max

**Bedroom 2** 10' 1" x 9' 8" (3.07m x 2.95m) Max

**Bedroom 3** 11' 3" x 8' 5" (3.42m x 2.56m) Max

**Family Bathroom** 7' 8" x 5' 3" (2.33m x 1.61m)  
Features a white suite bath with overhead shower, W/C and Wash Basin.

### Externally

Externally there is on street parking available close by, a small fenced garden space to the front leading to open playing green. The rear an enclosed yard ideal for entertaining!

### Additional Information

Council tax band A. Awaiting EPC Rating. We have been advised 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.

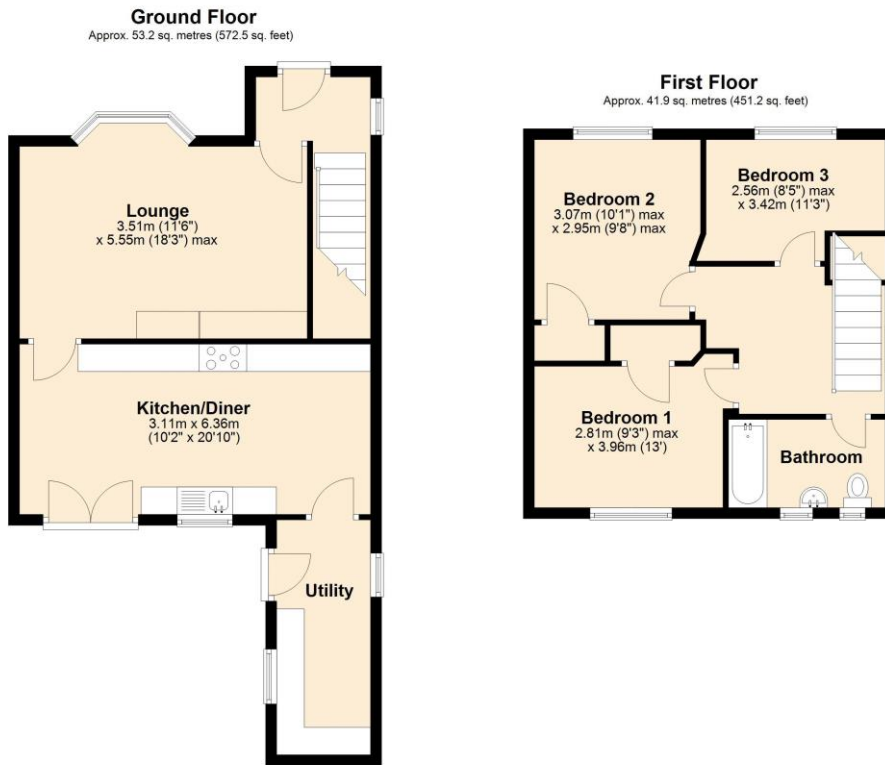
### Important Note To Purchasers

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. 95.1 sq. metres (1023.8 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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