



Content Street, Blaydon, Tyne And Wear, NE21 5HX

Well presented two bedroom terraced house in a pleasant position in Winlaton. The property comprises of entrance hall, lounge and kitchen/diner to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally there is a yard to the rear and sunny courtyard garden to the front with parking available on street. Local amenities and transport links are easily accessible, making this property an ideal home or investment. Early viewing essential. EPC Rating D.

*****WELL PRESENTED*****

End Stone Terrace

Two Bedrooms

Courtyard Garden

Large Yard

EPC Rating D

Offers Over £125,000

Lounge 12' 8" x 11' 6" (3.85m x 3.51m) Max

Benefits from a pleasant outlook over the courtyard style garden and nearby allotments.

Kitchen/Diner 16' 6" x 11' 0" (5.04m x 3.36m)

A spacious kitchen/diner leading out to the rear yard and benefits from a under the stair cupboard for storage.

Bedroom 1 13' 3" x 10' 6" (4.03m x 3.20m) Max

Benefits from a pleasant outlook over neighbouring allotments and playing field park.

Bedroom 2 12' 5" x 8' 10" (3.78m x 2.70m) Max

Features an outlook to the rear yard and surrounding streets.

Bathroom 8' 4" x 7' 3" (2.55m x 2.21m)

A white suite bathroom featuring bath with overhead shower, w/c and wash basin. The bathroom also holds a built in cupboard for additional storage.

Externally

On street parking available to all sides of the property, a lovely open court yard style garden to the front and spacious yard to the rear. A short walk from local shops, nurseries and transports links.

Additional Information

This is a freehold property. EPC Rating D. Council Tax Band A. 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 Purchaser

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.





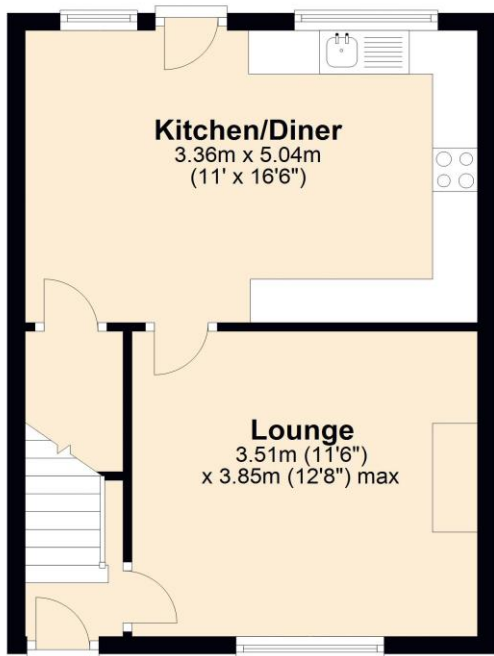
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

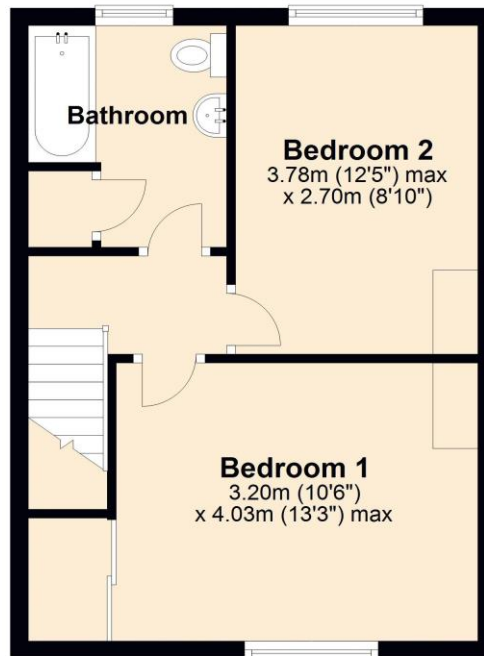
Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 sq. feet)

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