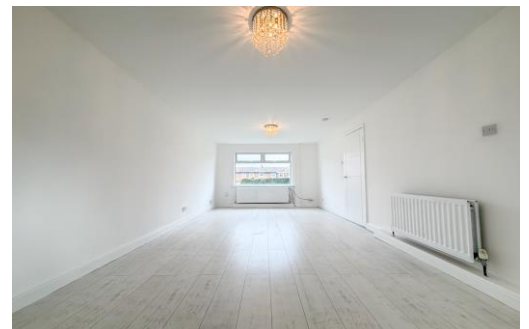




Holywell Close, Blaydon, Gateshead, NE21 5JH

*****CHAIN FREE***** Deceptively spacious, this two bedroom mid link home offers versatile accommodation, including a rear ground floor extension ideal as a sunroom or dining area. The ground floor features a generous lounge, kitchen/breakfast room and useful storage cupboard. Upstairs are two bedrooms and a modern white bathroom suite along with additional storage area on the landing. Outside, the property benefits from front and rear gardens, complete with a shed and greenhouse. A fantastic opportunity to make this well proportioned home your own. Contact us today to arrange your viewing on 0191 414 1200. EPC Rating D.



*****CHAIN FREE*****

Mid Link House

Two Bedrooms

Sun Room Extension

Gardens

EPC Rating D

£125,000

Lounge 19' 11" x 10' 3" (6.08m x 3.12m)

Feature fire place, double glazed sliding doors to sun room.

Sun Room 9' 6" x 8' 3" (2.90m x 2.51m)

Doubled glazed sliding doors to rear garden.

Kitchen/Breakfast Area 9' 5" x 10' 0" (2.88m x 3.04m) min

Fitted with a range of wall and base units, oven/hob, breakfast bar area, open archway to corridor with under stairs storage cupboard.

Bedroom 1 14' 4" x 9' 8" (4.36m x 2.95m) Max

Bedroom 2 12' 0" x 10' 0" (3.66m x 3.05m) Max

Bathroom 8' 0" x 9' 1" (2.43m x 2.77m) (max)

Shower, Bath, wash basin, W/C.

Externally

Lawned area to front, rear garden with fenced boundaries, lawn and patio area including storage shed and greenhouse.

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.

Additional Information

Council tax band A. EPC Rating D. 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.





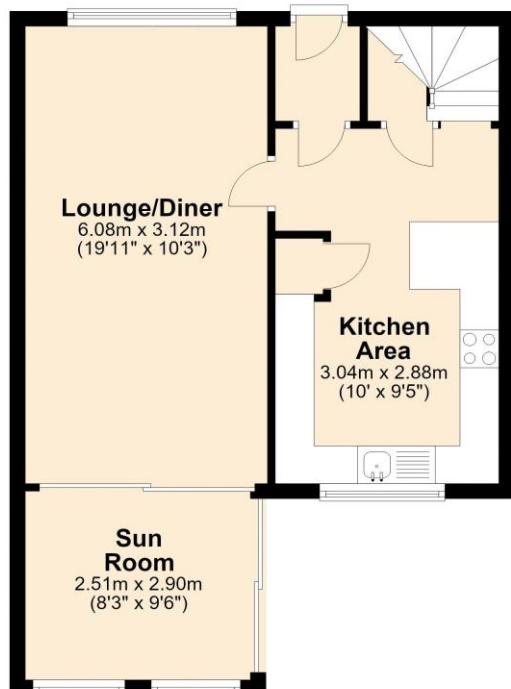
EPC Graph (full EPC available on request)

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

Floorplan

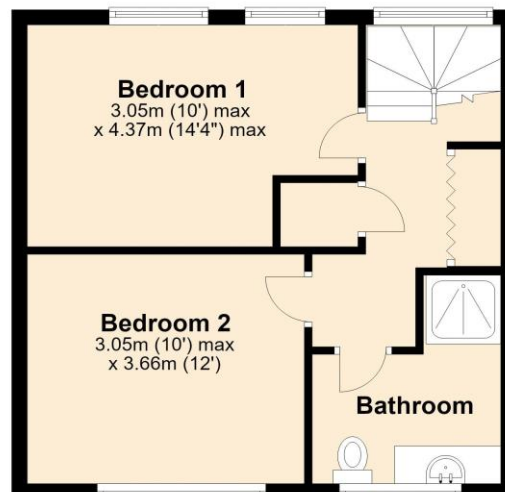
Ground Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



First Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)

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

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