



## Jobling Avenue, Blaydon, Tyne And Wear, NE21 4RR

This spacious three bedroom semi detached home on Jobling Avenue, Winlaton is sure to impress a wide range of buyers looking for a property to really make their own! To the ground floor there is an entrance hallway, lounge, separate kitchen and dining room with w/c and bonus conservatory leading to the enclosed rear garden. The first floor boasts three good sized bedrooms and a white suite family bathroom. Externally this lovely home benefits from a paved driveway and easy to maintain pebbled garden to the front- with side patio area and spacious enclosed rear lawned garden ideal for entertaining! This is a property packed with potential and simply not to be missed out on! EPC Rating D.



**Deceptively Spacious**

**Semi Detached Home**

**Three Bedrooms**

**Conservatory**

**Driveway Parking**

**EPC Rating D**

**£125,000**

**Lounge** 13' 9" x 12' 2" (4.19m x 3.71m)

Lounge features a pleasant outlook to the front garden area.

**Dining Room** 10' 2" x 8' 5" (3.10m x 2.57m)

Dining room affords access to both the conservatory, kitchen and lounge areas.

**Kitchen** 10' 8" x 8' 8" (3.25m x 2.65m)

Fitted with a range of wall and base units for storage, with space for white goods.

**W/C** 4' 10" x 3' 7" (1.47m x 1.09m)

Features W/C and Wash Basin.

**Conservatory** 11' 9" x 9' 5" (3.58m x 2.86m)

A bonus room conservatory which can be utilised for a wide range of uses with access to the rear garden.

**Bedroom 1** 13' 4" x 12' 4" (4.06m x 3.75m) Max

The main bedroom benefits from built in sliding wardrobes and an additional built in cupboard for storage.

**Bedroom 2** 13' 9" x 8' 5" (4.18m x 2.56m) Max

Features a built in cupboard for storage and outlook onto the enclosed rear garden.

**Bedroom 3** 9' 1" x 8' 6" (2.77m x 2.58m) Max

The third bedroom overlooks the front street.

**Family Bathroom** 6' 11" x 5' 6" (2.11m x 1.68m)

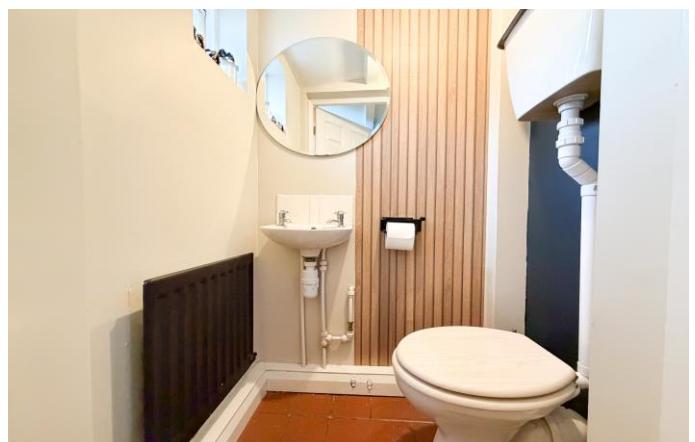
The white suite bathroom features a bath with overhead shower, W/C and wash basin.

**Externally**

Externally this property benefits from a paved driveway and easy to maintain pebble garden to the front- with on street parking close by. To the side and rear and enclosed garden with lawn, paved and decking areas making it ideal for entertaining!

**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. We also note this property is of none standard construction 'British Iron and Steel Federation' build during the approximate 1950's. If you are looking to fund a purchase with a mortgage please make your financial adviser aware.

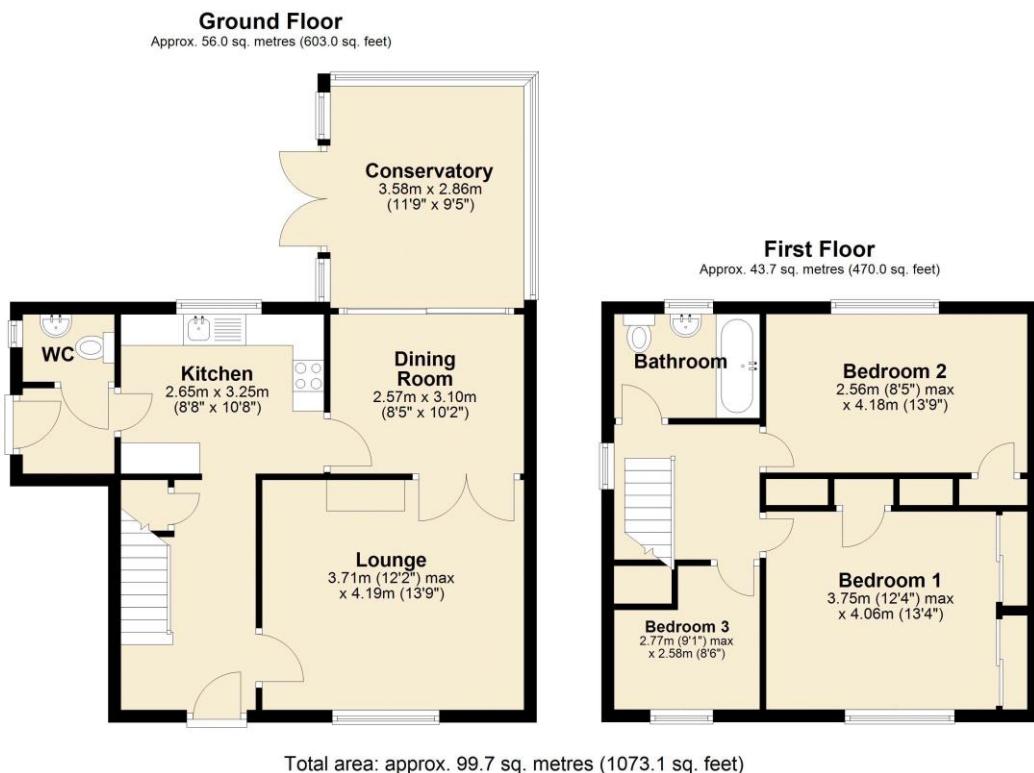
**Important Information**

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.

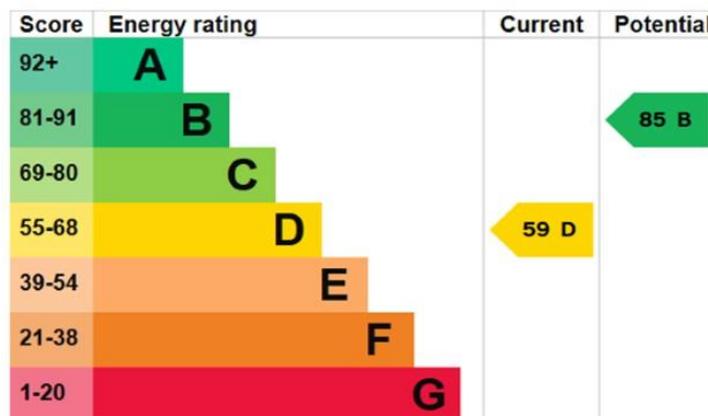




# Floorplan



## 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)

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator



*Emma* Owner & Managing Director

*Louise*

Sales & Lettings Negotiator



*Laura*  
Sales & Lettings Negotiator

Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator



[facebook](#)

**PRS** Property  
Business  
Scheme

[rightmove](#)

[OnTheMarket.com](#)

[Zoopla.co.uk](#)

[@PrimeLocation.com](#)

[firstmortgage.co.uk](#)

