TWIZELL AVENUE

BLAYDON

livinglocal

welcoming you home



CHAIN FREE Deceptively spacious end terrace on the ever popular Twizell Avenue, Blaydon! This character property packed with potential benefits from entrance porch, galley style kitchen, open plan lounge and dining area with built in storage. To the first floor there are three bedrooms and a spacious white suite bathroom. Externally the property benefits from a large garage, enclosed yard and easy to maintain garden to the front both ideal for entertaining. While in need of some updating this property will make an ideal home for a wide range of buyers looking to make Blaydon home. EPC Rating D.









- ***CHAIN FREE***
- Three Bedrooms
- Close To Local Schools and Travel Links
- End Terrace With Character!
- Large Garage
- EPC Rating D













Porch
3'8" x 3'8"
Entrance porch accessed via the yard.

Lounge
15'7" x 12'4" Max
Open plan lounge and dining room with under stairs storage.

Dining Area
12'11" x 8'8" Max
The dining area features a pleasant outlook into the front garden.

Kitchen
13'9" x 7'11"
Features a range of wall and base units for storage along with space for white goods.

Bedroom 1
13'10" x 12'7" Max
Bedroom overlooks the playing green to the front of the property and benefits from built in wardrobe storage.

Bedroom 2
15'1" x 9'1" Max
Features generous built in storage/dressing area.

Bathroom
12'0" x 7'8"
Features two cupboard storage areas and white suite W/C, wash basin and walk in shower.

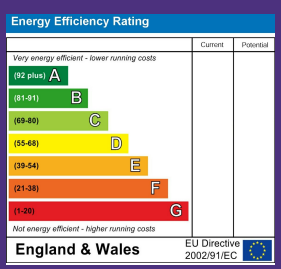
Bedroom 3
10'0" x 7'1"
The smaller bedroom overlooks the front garden and playing green.

Garage
25'2" x 14'8" Max
This generous sized garage has been previously used for storage. a workshop and off street parking.

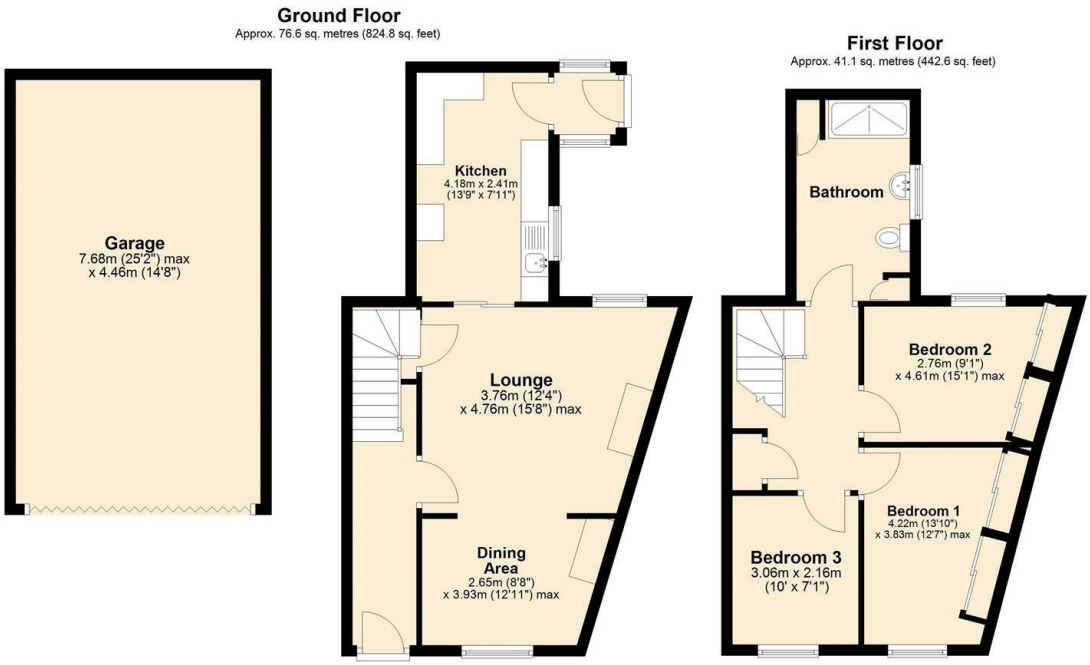
Externally
There is an easy to maintain garden to the front of the property and good sized yard to the rear. The property is a short walk to local schools and local transport links serving Winlaton Village and Blaydon Precinct.

Additional Information
Awaiting EPC. Council tax band A. 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.

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.



Offers Over £109,950



Total area: approx. 117.7 sq. metres (1267.4 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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