GREENRIGG

BLAYDON

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welcoming you home



Spacious three bedroom end terrace family home, offering excellent potential for buyers looking to add their own personal touch. The property comprises an entrance porch, lounge, open plan kitchen/diner and useful utility/WC to the ground floor. To the first floor are three bedrooms, a family bathroom and ample storage. Externally, there are low maintenance front and rear gardens, a garage and storage shed, along with a paved driveway providing off street parking. Lovingly maintained by the current owners, a viewing is highly recommended! EPC rating C.









- End Terrace House
- Three Bedrooms
- Viewing Essential!
- Well Presented
- Gardens, Garage & Driveway
- EPC Rating C




Hotpoint


28




Hallie



Entrance Porch
5'10" x 5'7"
Door to front garden, entry in lounge.

Lounge
12'6" x 12'6"
Feature fire, window overlooking front garden.

Dining Area
11'1" x 8'10"
Window overlooking front garden, open plan to kitchen.

Kitchen
9'7" x 9'0"
Fitted with a range of wall and base units, two built in storage cupboards.

W/C Utility Area
5'10" x 5'5"
W/C, wash hand basin.

Bedroom 1
11'11" x 10'2"
Built in cupboard.

Bedroom 2
9'9" x 9'2"
Two built in cupboards.

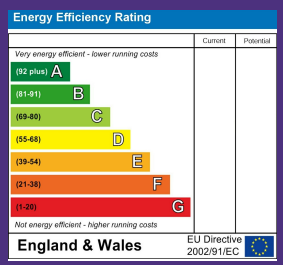
Bedroom 3
9'7" x 6'4"

Bathroom
6'11" x 5'8"
Bath, wash hand basin, W/C.

Externally
Front and rear gardens, both enclosed, ideal for entertaining. Garage and storage shed, as well as driveway to the rear for off street parking.

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. Awaiting EPC Rating. 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.



Asking Price £145,000



Total area: approx. 103.2 sq. metres (1110.6 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.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk