Tel: 0191 414 1200
Email: info@livinglocalhomes.co.uk

Heddon View, Blaydon, Tyne And Wear, NE21 4RL

CHAIN FREE This two bedroom semi detached property offers buyers an exciting opportunity to take on a project and create a home to their own taste and requirements. The property does require modernisation and improvement, making it particularly well suited to buyers looking for a renovation project, investors or those keen to add value. The property comprises an entrance porch, lounge and kitchen/diner, and rear porch to the ground floor. To the first floor are two double bedrooms and a bathroom with a white suite. Outside, the property benefits from a block-paved driveway and small lawned garden to the front, while the rear features an enclosed garden offering further potential for improvement and landscaping. An early viewing is recommended to appreciate the accommodation, plot and possibilities on offer. Awaiting EPC.

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

SEMI DETACHED

Two Bedrooms

Garden Areas

Close To Travel Links & Schools

AWAITING EPC

Offers Over £95,000

Lounge *16' 1" x 13' 3" (4.90m x 4.04m) Max*
Spacious lounge with open staircase and pleasant outlook to the front garden area.

Kitchen/Diner *15' 8" x 7' 11" (4.78m x 2.42m) Max*
Open plan kitchen/diner with access to the enclosed rear garden via porch area.

Bedroom 1 *12' 4" x 10' 0" (3.77m x 3.05m)Max*
Benefits from built in over stairs storage cupboard.

Bedroom 2 *11' 1" x 8' 5" (3.37m x 2.56m) Max*
Benefits from built in wardrobe storage.

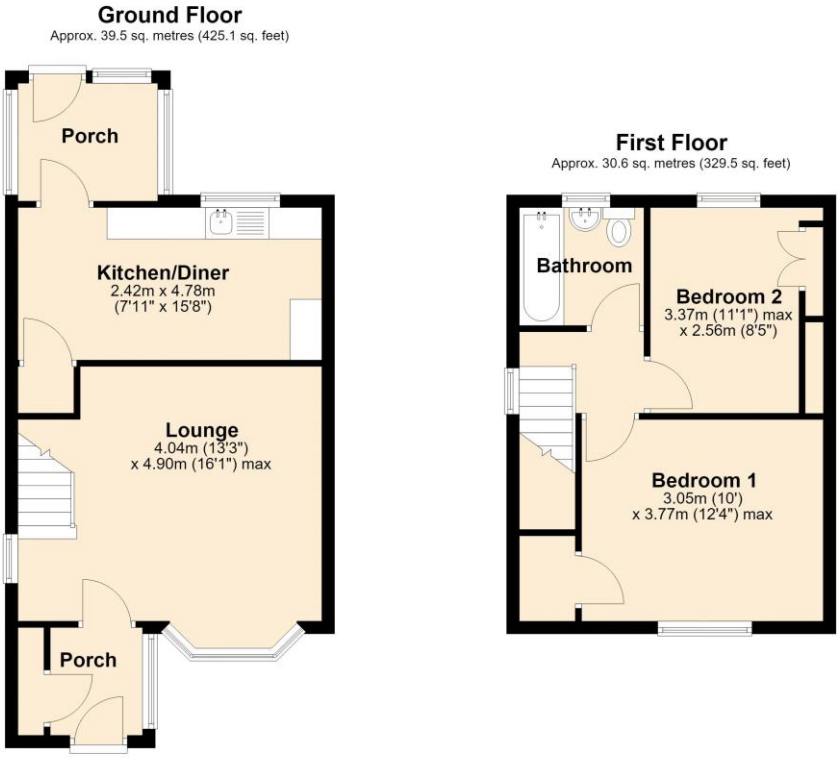
Bathroom *6' 4" x 6' 2" (1.92m x 1.87m)*
Features a white suite of W/C, wash basin, bath with electric shower and separate shower head attachment running from the bath.

Externally
Externally the property benefits from a paved and gated drive to the front with additional front garden area. To the rear there is a spacious garden with both lawn and patio areas and access to the back lane walk way.

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.

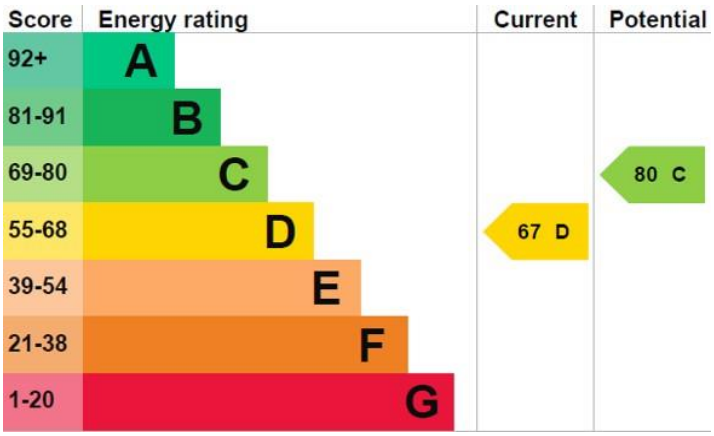
Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

Floorplan



Total area: approx. 70.1 sq. metres (754.6 sq. feet)

EPC Graph (full EPC available on request)



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

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

facebook PRS rightmove OnTheMarket.com Zoopla.co.uk PrimeLocation.com firstmortgage.co.uk®