MORGANS WAY

BLAYDON

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welcoming you home



Living Local are delighted to welcome this beautiful semi detached family home, perfectly tucked away within the peaceful cul-de-sac, Morgans Way. With a gorgeous rear garden enjoying breath taking views across the surrounding countryside, this lovely home offers the perfect blend of comfort, charm and tranquil surroundings. The welcoming entrance hall leads into a stylish open plan living space, featuring a bright lounge with bay window, dining area and modern kitchen with breakfast bar and integrated appliances. Upstairs are three well proportioned bedrooms, two with built-in storage, plus a contemporary family bathroom. Outside, this lovely home enjoys a beautifully tiered rear garden with lawn and patio areas, the perfect spot for al fresco evenings, summer entertaining and soaking up the sunshine! To the front, a private driveway provides off street parking and leads to the attached single garage. A property simply not to be missed out on! EPC Rating C.









- WELL PRESENTED
- Three Bedrooms
- Garage & Driveway
- Semi Detached Home
- Tiered Garden
- EPC Rating C













Lounge
14'5" x 12'8" Max
The living room is a fantastic open plan living space with square bay window overlooking the street.

Kitchen/Diner
16'3" x 9'7"
Features a range of wall and base units, integrated oven/hob and space for white goods. Open plan kitchen/diner with added breakfast bar dining space with access to the enclosed rear garden.

Bedroom 1
13'0" x 9'6" Max
The main bedroom features built in double wardrobe storage.

Bedroom 2
10'6" x 8'10" Max
Enjoys surrounding countryside views.

Bedroom 3
9'7" x 8'2" Max
Benefits from built in storage cupboard.

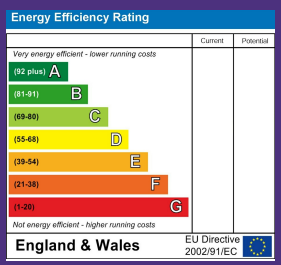
Family Bathroom
7'5" x 6'2"
Features a modern white suite W/C, wash basin and bath with overhead rain fall shower.

Garage
17'2" x 9'11"
The attached garage can be accessed from the rear garden or front driveway by shutter door. Benefits from power, lighting and built in loft style storage.

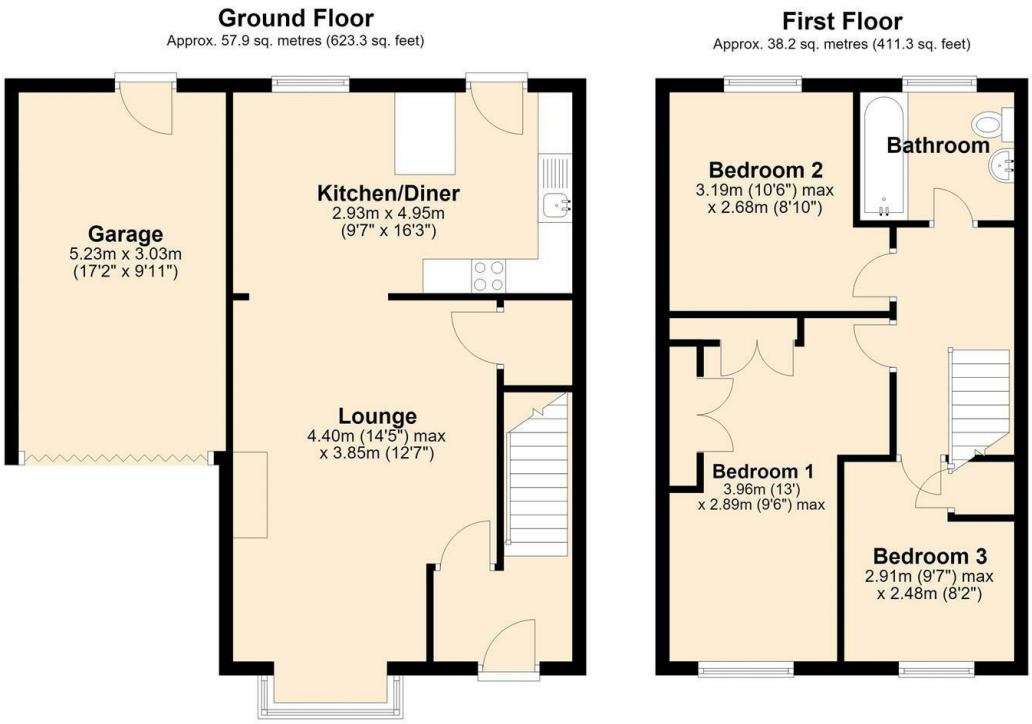
Externally
This lovely home is an ideal hub for families to come together! Enjoying the surrounding country views, lawn and patio areas year round. To the front of the property there is an attached garage and driveway guaranteeing off road parking, along with visitor bays throughout the street.

Additional Information
Council tax band B. EPC Rating C. 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.



Asking Price £200,000



Total area: approx. 96.1 sq. metres (1034.6 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.



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