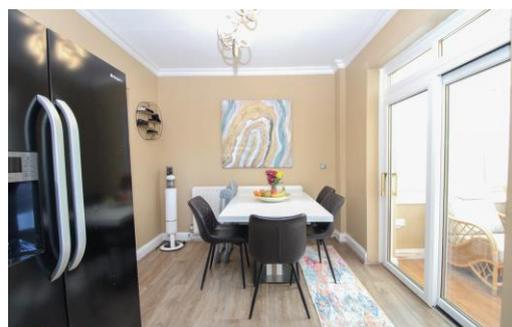




## Denton View, Blaydon, Tyne And Wear, NE21 4ED

Well presented three bedroom family home which must be viewed to be appreciated! The property briefly comprises of entrance porch, lounge, kitchen/diner and conservatory with access to the rear garden ideal for entertaining. To the first floor there are three good sized bedrooms and a white suite family bathroom. Externally there is a pretty garden to the rear with patio and lawned areas. Pebbled garden to front with driveway section and additional parking available on street. This lovely home also benefits from solar panels to the front and rear for extra energy efficiency! Viewing highly recommended. Awaiting EPC Rating.



**\*\*\*CHAIN FREE\*\*\***

**Semi Detached**

**Three Bedrooms**

**Conservatory**

**Solar Panels**

**Awaiting EPC**

**£155,000**

**Lounge** 14' 6" x 12' 8" (4.43m x 3.86m) Max

Features understairs cupboard.

**Kitchen/Diner** 18' 4" x 12' 6" (5.58m x 3.82m) Max

The open plan family friendly kitchen/ dining space hosts a range of wall and base units for storage along with space for white goods and integrated oven/hob.

**Conservatory** 9' 11" x 9' 1" (3.03m x 2.78m)

A lovely bonus feature ideal for a wide range of uses from additional family room, play room or study!

**Bedroom 1** 13' 0" x 10' 4" (3.95m x 3.16m) Max

The main bedroom benefits from built in storage cupboard and outlook over the front garden area and surrounding street.

**Bedroom 2** 12' 0" x 8' 7" (3.65m x 2.61m) Max

A lovely double bedroom overlooking the rear garden with built in storage.

**Bedroom 3** 9' 6" x 6' 6" (2.90m x 1.97m)

Features a pleasant outlook towards Newcastle and surrounding gardens.

**Bathroom** 8' 4" x 7' 5" (2.53m x 2.26m) Max

Features white suite bath with overhead shower, W/C and wash basin.

**Externally**

To the front of the property there is a gravelled front garden area- with paved driveway area. To the rear a tiered artificial grass and patio area ideal for entertaining!

**Solar Panel Information**

The vendor has advised the solar panels are owned outright and the tariff is with EDF energy.

**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.

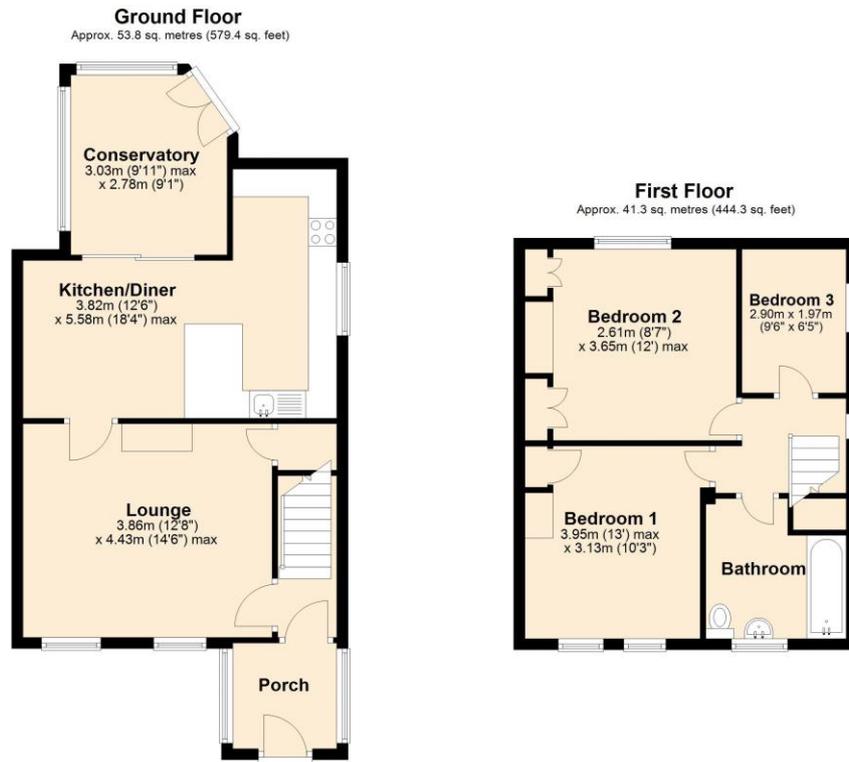
**Important Note To Purchasers**

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. 95.1 sq. metres (1023.7 sq. feet)

**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)

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