MAPLE ROAD

BLAYDON

livinglocal

welcoming you home



CHAIN FREE This lovely home is situated on the popular High View Estate in Blaydon and offers well presented accommodation throughout. The ground floor comprises an entrance hallway, lounge, kitchen/diner and W/C, while upstairs there are two bedrooms and a modern white suite bathroom. Externally, the property benefits from a driveway and enclosed rear garden ideal for entertaining. A wonderful home for a wide range of buyers, with an EPC rating of B. Not to be missed!





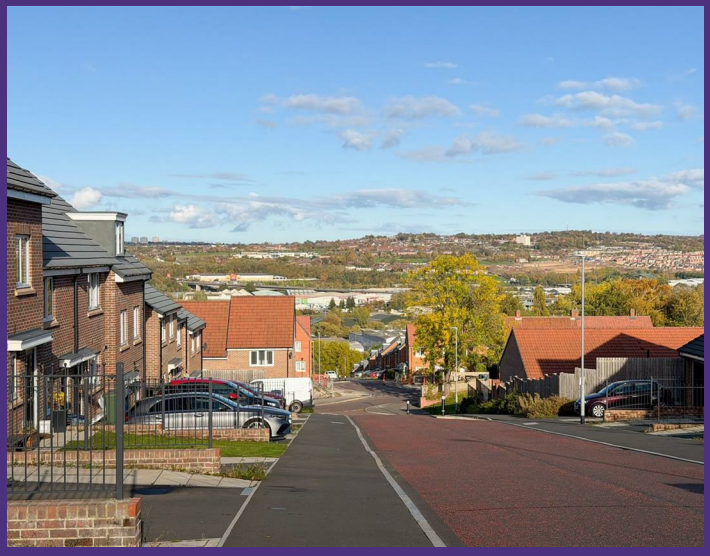




- ***CHAIN FREE***
- Two Bedrooms
- Enclosed Garden
- Modern Mid Terrace House
- Driveway
- EPC Rating B













Lounge
13'1" x 11'11" Max
The lounge features patio door access the enclosed rear garden.

Kitchen/Diner
11'10" x 10'0" Max
An open plan kitchen/diner with space for white goods and access to the W/C.

W/C
5'1" x 3'5"
Features white suite W/C and Wash Basin.

Bedroom 1
12'8" x 10'3"
Features a built in cupboard for storage.

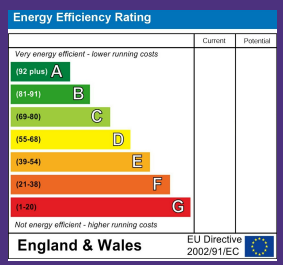
Bathroom
6'9" x 6'7"
Features a white suite bath with overhead shower, W/C and Wash basin.

Bedroom 2
13'1" x 8'9"

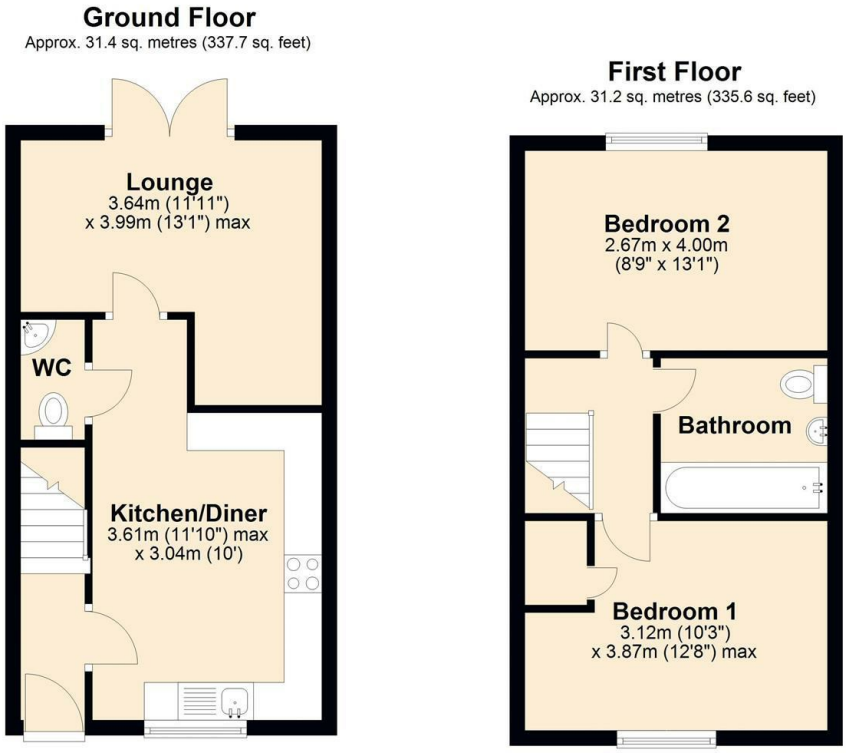
Externally
Externally this lovely home benefits from a driveway to the front of the property and enclosed garden to the rear ideal for entertaining. There is also gated access to the rear garden leading to the front of the property.

Additional Information
Council tax band B. EPC Rating B. 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 £155,000



Total area: approx. 62.6 sq. metres (673.3 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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