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IRIS CLOSE, BLAYDON-ON-TYNE, NE21

Offers Over £170,000

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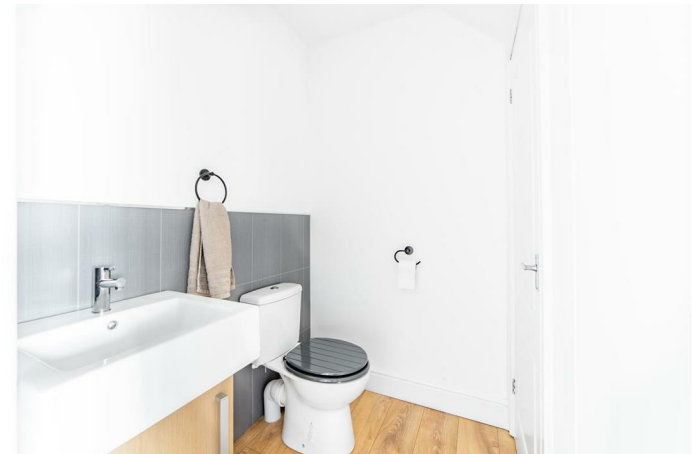
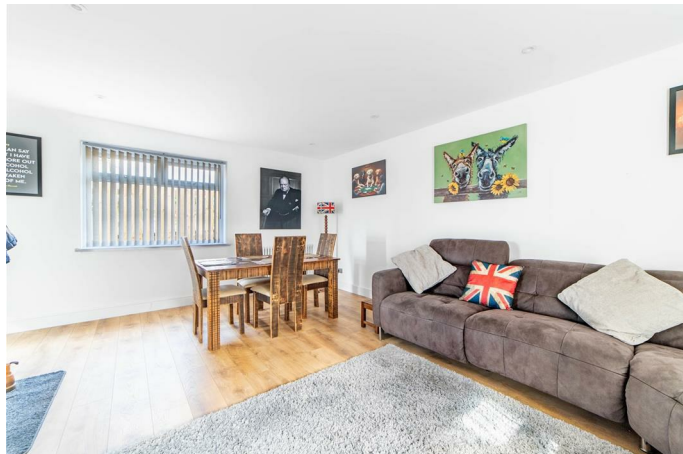
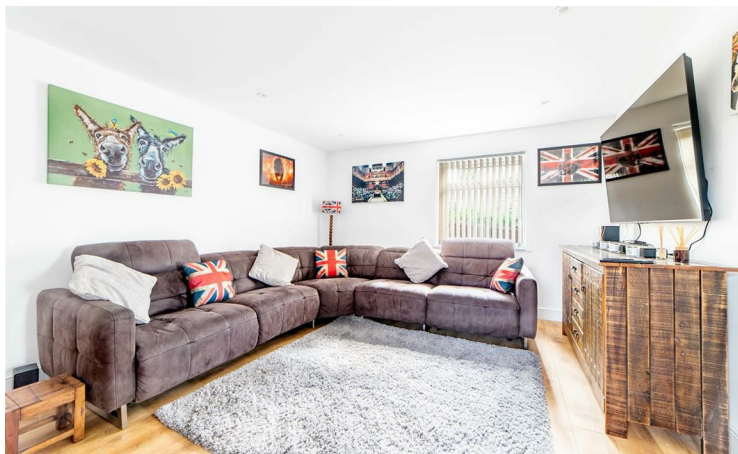
Immaculately presented two bedroom semi-detached home situated on Iris Close in Blaydon-on-Tyne, offering stylish and spacious accommodation ideal for first-time buyers, down sizers or investors.

The property features a bright and spacious living room as well as a generous dining space and lounge area. The ground floor also offers a modern fitted kitchen and convenient WC. The first floor opens onto two double bedrooms alongside a beautifully tiled family bathroom featuring a bath fitted with an overhead shower. The property further benefits from a fenced off front garden and picturesque landscape views.

The location is well placed for access to local amenities, transport links and nearby Newcastle, making this a convenient and appealing home.

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The internal accommodation comprises: an entrance leading through to a well presented front lounge, benefiting from large windows at both the front and back aspect of the house, allowing for excellent natural light and creating a bright and comfortable living space. To the left of the entrance is a stylish kitchen which is fitted with a modern range of wall and base units, complemented by wood effect work surfaces and integrated appliances, such as an oven, hob and extractor fan. The kitchen leads through to a generous lounge and dining area, well lit with natural light and an extra entrance that opens back onto the front of the house. Also on the ground floor is a convenient and modern WC.

Stairs lead up from the front entrance to the first floor where there is access to two well proportioned bedrooms. Both bedrooms are comfortably sized doubles, with the front bedroom having picturesque landscape views. The family bathroom is finished with beautifully tiled walls and flooring, as well as a bath with an overhead shower, WC and wash hand basin.

Externally, the property benefits from a fenced off front garden, which overlooks the stunning landscape views this property offers.



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TENURE : Freehold

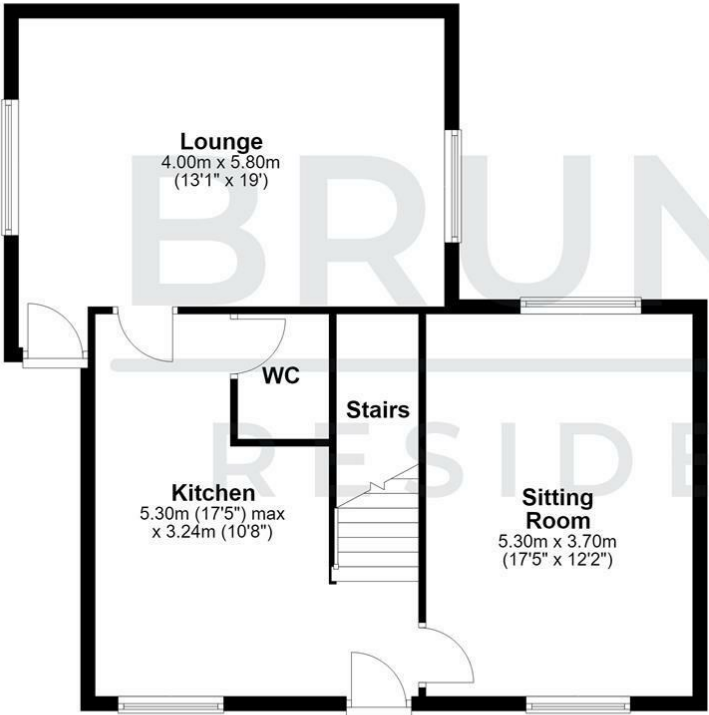
LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : C

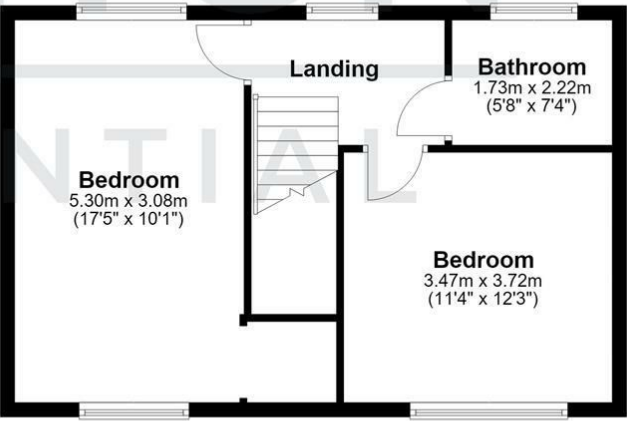
Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 111.4 sq. metres (1198.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	