MURRAY STREET

BLAYDON

livinglocal

welcoming you home



Living Local is delighted to welcome to the market, this rare four bedroom end terrace family home on Murray Street, Blaydon! Boasting homely open plan living on the grand floor with lounge, dining area, kitchen and utility off shot, all warmed by fabulous wood burning stove. To the first floor there are three good sized bedrooms and a family bathroom. The second floor hosting the master bedroom with bonus storage and shower room en-suite. Ideally located to Blaydon Precinct, local schools and travel links this is a property that is simply not to be missed out on. A property not to be missed out on! EPC Rating E.









- ***WELL PRESENTED***
- Four Bedrooms
- Spacious Open Plan Living Area
- End Terrace
- Immaculately Presented
- EPC Rating E













Lounge
19'6" x 11'10" Max
An open plan living space with feature wood burning stove with outlook into the enclosed rear yard.

Dining Area
13'2" x 12'1" Max
Open plan dining area from the lounge features outlook onto the front street area and benefits from a ornamental fireplace. ***Please note- the fireplace is for display purposes only.***

Kitchen
13'10" x 6'2"
Signature galley kitchen with range cooker and access to the enclosed rear yard.

Utility Off Shot
An off shot of space which currently houses washing machine and dryer along with bonus storage.

Bedroom 2
11'8" x 11'5" Max

Bedroom 3
12'4" x 10'7" Max

Family Bathroom
8'2" x 5'8"
The white suite main family bathroom benefits from bath with overhead shower, wash basin and W/C.

Bedroom 4
9'2" x 8'11"

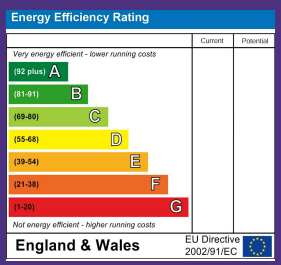
Bedroom 1
18'8" x 15'9"
The main bedroom is located on the top floor and hosts its own shower room en-suite with extra storage.

En-Suite
6'1" x 4'4"
White suite shower room en-suite featuring W/C, Wash basin and walk in Shower.

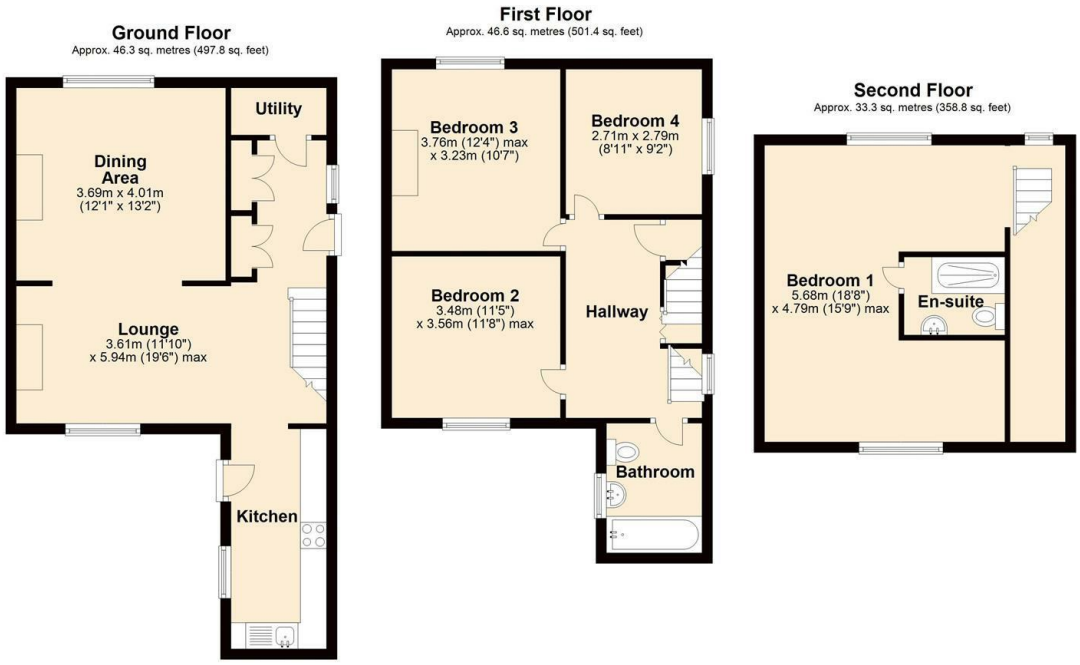
Externally
The property is located close to Blaydon Precinct and travel links, an easy commute to both Newcastle City Centre and the A1 bypass. On street parking is available to the front side and rear of the property.

Additional Information
Council tax band A. EPC Rating E. 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 Purchaser
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 £195,000



Total area: approx. 126.2 sq. metres (1358.0 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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