



## Valley Crescent, Blaydon, Tyne And Wear, NE21 4HJ

**\*\*\*CHAIN FREE\*\*\*** This well presented semi detached home on the ever popular Valley Crescent in Blaydon is now available with Living Local. The ground floor features a spacious open plan lounge and dining area, offering a bright and welcoming living space with direct access to the rear garden, perfect for both relaxing and entertaining. A separate kitchen offers a practical and distinct space for cooking away from the main living areas. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom. Externally, the home benefits from a multi vehicle driveway to the side, a shared lawn area to the front, and a low maintenance rear garden ideal for outdoor gatherings. With its pleasant outlook and excellent location close to schools and amenities, this is a fantastic opportunity not to be missed. EPC rating C.

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

**Semi Detached Home**

**Three Bedrooms**

**Lovely Garden**

**Multi Vehicle Driveway**

**EPC Rating C**

**Offers Over £190,000**

**Lounge/Diner 24' 3" x 12' 11" (7.39m x 3.93m) Max**

Open plan lounge and dining space with pleasant outlook to the rear garden and bay window to the front.

**Kitchen 9' 8" x 7' 7" (2.95m x 2.32m)**

Fitted with a range of wall and base units for storage with space for white goods ,integrated oven/hob and fridge/freezer.

**Bedroom 1 13' 4" x 9' 11" (4.06m x 3.03m)**

**Bedroom 2 10' 7" x 8' 7" (3.23m x 2.61m) Max**

Benefits from built in wardrobe storage.

**Bathroom 7' 1" x 5' 6" (2.16m x 1.68m)**

Features a white suite W/C, Wash Basin and Bath with overhead Shower.

**Bedroom 3 9' 5" x 7' 7" (2.88m x 2.32m) Max**

Features built in over stairs storage cupboard.

**Externally**

Externally the property is accessed via the raised stone steps, with a shared lawn garden to the front, multi vehicle driveway to the side and easy to maintain garden to the rear ideal for entertaining.

**Additional Information**

Council tax band B. EPC Rating C. We have been advised 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.





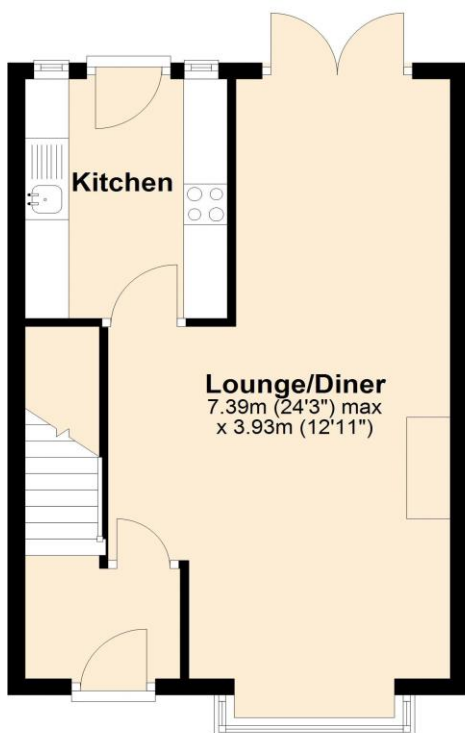
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

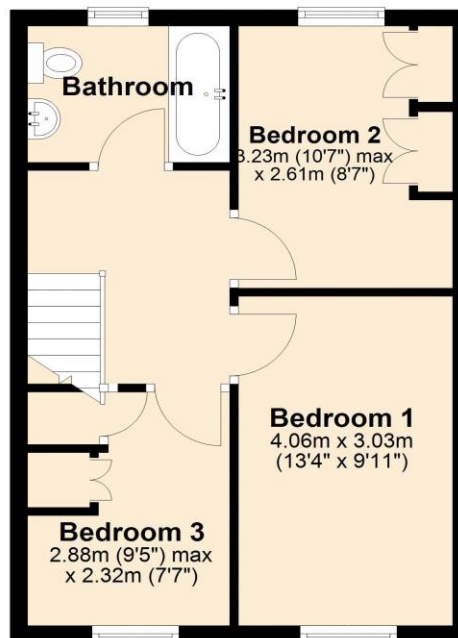
## Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 75.1 sq. metres (808.3 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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