



Hazel Road, Blaydon, Tyne And Wear, NE21 5AP

Living Local are delighted to present this beautifully maintained three bedroom semi detached family home, packed with charm and ready to move into. Featuring a stylish open-plan kitchen/diner, separate lounge with wood-burning stove, three well-sized bedrooms and a modern family bathroom. Outside, enjoy a generous rear garden with lawn and patio areas for entertaining, plus a tiered front garden and on street parking. A fantastic family home and a an early viewing is highly recommended! Awaiting EPC.



*****Well Presented Family Home*****

Modern Bathroom

Semi Detached

Spacious Private Garden

Three Bedrooms

EPC Rating

£160,000

Lounge 14' 9" x 12' 8" (4.49m x 3.87m) Max

Features a pleasant outlook to the rear garden, and well kept lovely wood burning stove.

Kitchen/Diner 18' 6" x 11' 0" (5.65m x 3.35m) Max

Open plan kitchen/diner with patio door access to the garden. Wall and base units for storage and additional space for white goods and dining options.

Utility

Bedroom 1 12' 7" x 9' 10" (3.84m x 2.99m) Max

Bedroom 2 11' 3" x 10' 3" (3.44m x 3.12m) Max

Bathroom 8' 1" x 6' 0" (2.46m x 1.82m)

Features a modern white suite W/C, Wash Basin, 'L' shaped Bath and overhead shower.

Bedroom 3 9' 1" x 8' 0" (2.78m x 2.44m) Max

Utility 9' 7" x 7' 2" (2.92m x 2.19m)

Externally

Externally this lovely home features a tiered garden to the front and spacious private garden to the rear with both lawn and patio areas for entertaining and family life.

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.

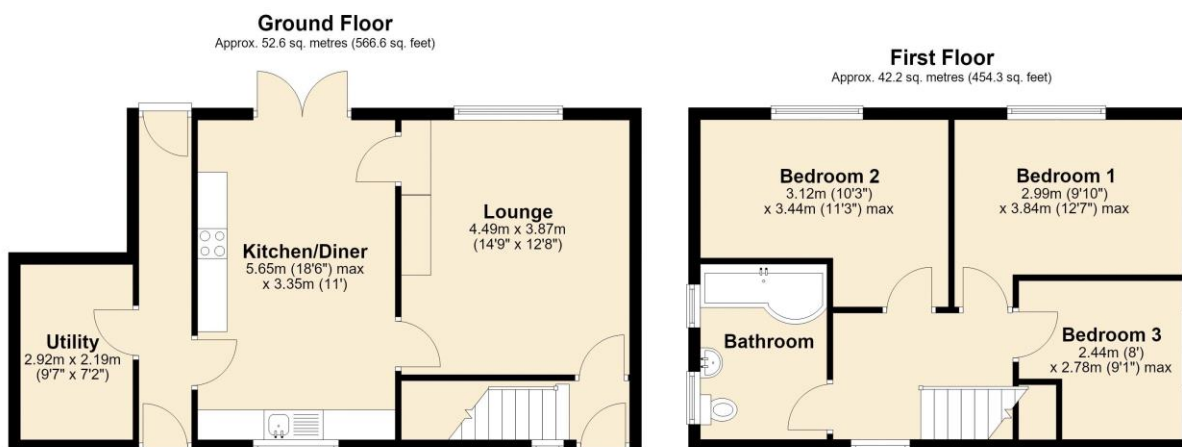
Important Note To Purchasers

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. 94.8 sq. metres (1020.8 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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