BETSEY PLACE

BLAYDON

livinglocal

welcoming you home



Living Local are delighted to present this beautifully presented three bedroom corner spot home. The property features an entrance hallway, spacious lounge, modern kitchen/diner and downstairs WC. Upstairs offers three well proportioned bedrooms, a contemporary family bathroom, and an ensuite to the main bedroom. Outside, there is a low maintenance enclosed rear garden ideal for entertaining, and allocated parking spaces in a residents only car park to the side of the property. This superb home is ready to move into and a wide range of buyers to really make their own! Viewing is highly recommended to appreciate all this home has to offer. EPC Rating C.



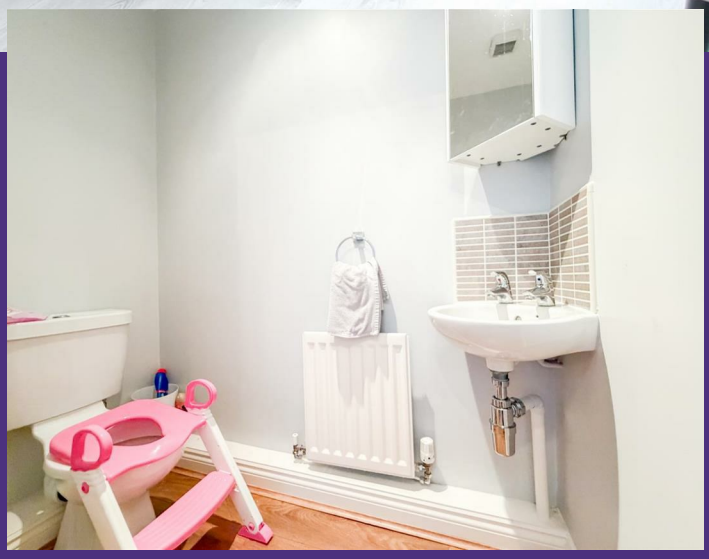






- ***DECEPTIVELY SPACIOUS HOME!***
- Lovely Feel!
- Allocated Parking Space
- Three Bedrooms
- Low Maintenance Garden
- EPC Rating C













Lounge
15'5" x 12'0"
A lovely open lounge space with access to the private garden area.

Kitchen/Diner
15'1" x 9'0"
Features a range of wall and base units for storage and integrated appliances along with patio door access to the enclosed garden area.

W/C
6'0" x 3'7"
Features w/c and wash basin.

Bedroom 1
12'9" x 11'1" Max
Features built in cupboard for storage, Juliet balcony overlooking the rear garden and its own en-suite bathroom.

En-Suite
7'5" x 3'7"
Features a white suite w/c, wash basin and shower.

Bedroom 2
10'0" x 8'8"

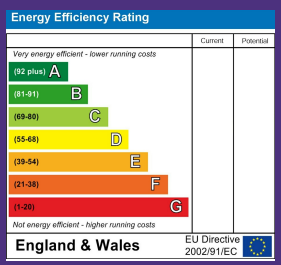
Family Bathroom
8'8" x 4'11"
Features a white suite bath with overhead shower, w/c and wash basin.

Bedroom 3
7'6" x 6'8"

Externally
Externally there is a small fenced garden space to the front, a residents only car park to the side of the property with allocated parking space and an easy to maintain tiered rear garden ideally for entertaining and family life.

Additional Information
Council tax band B. EPC Rating C. We understand this property is freehold. There is a maintenance charge for the residents only car park adjacent to the property of £100 approx per annum to Kingston Property Services. 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 £189,950



Total area: approx. 78.7 sq. metres (846.9 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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