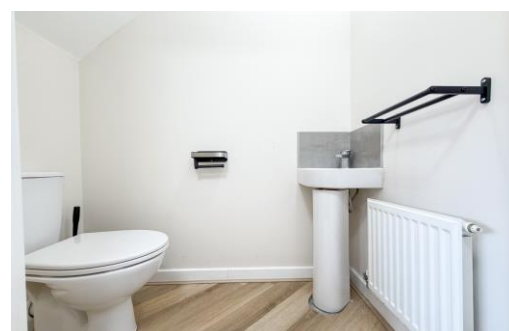




Maple Road, Blaydon, Tyne And Wear, NE21 5FA

*****CHAIN FREE***** This lovely home is situated on the popular High View Estate in Blaydon and offers well presented accommodation throughout. The ground floor comprises an entrance hallway, lounge, kitchen/diner and W/C, while upstairs there are two bedrooms and a modern white suite bathroom. Externally, the property benefits from a driveway and enclosed rear garden ideal for entertaining. An ideal home for a wide range of buyers, with an EPC rating of B. Not to be missed!



*****CHAIN FREE*****

Driveway

Modern Mid Terrace House

Enclosed Garden

Two Bedrooms

EPC Rating B

£155,000

Lounge 13' 1" x 11' 11" (3.99m x 3.64m) Max

The lounge features patio door access the enclosed rear garden.

Kitchen/Diner 11' 10" x 10' 0" (3.61m x 3.04m) Max

An open plan kitchen/diner with space for white goods and access to the W/C.

W/C 5' 1" x 3' 5" (1.56m x 1.03m)

Features white suite W/C and Wash Basin.

Bedroom 1 12' 8" x 10' 3" (3.87m x 3.12m)

Features a built in cupboard for storage.

Bathroom 6' 9" x 6' 7" (2.07m x 2.01m)

Features a white suite bath with overhead shower, W/C and Wash basin.

Bedroom 2 13' 1" x 8' 9" (4.00m x 2.67m)

Externally

Externally this lovely home benefits from a driveway to the front of the property and enclosed garden to the rear ideal for entertaining. There is also gated access to the rear garden leading to the front of the property.

Additional Information

Council tax band B. EPC Rating B. 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.





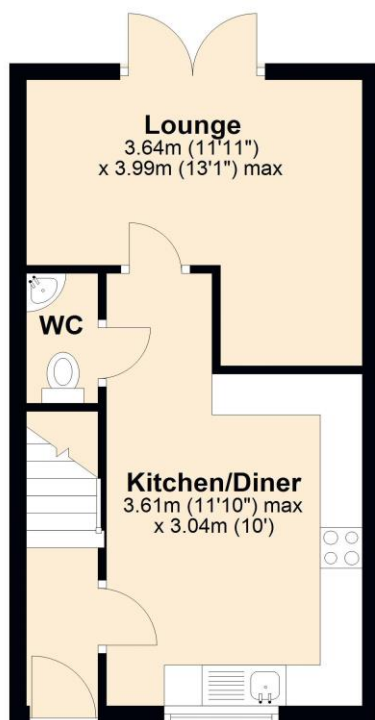
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

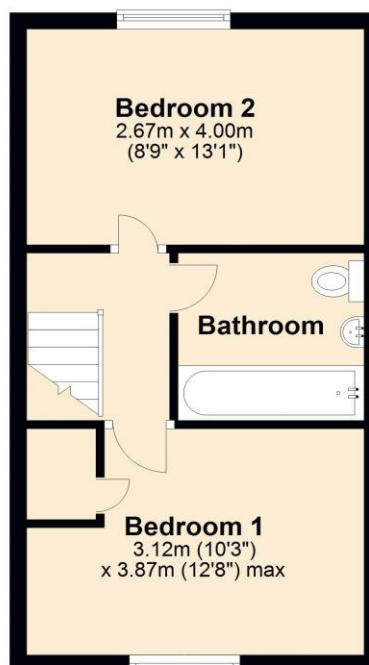
Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.3 sq. feet)

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

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