



Birch Road, Blaydon, Tyne And Wear, NE21 5ET

*****CHAIN FREE***** Living Local is delighted to welcome this stunning three bedroom semi detached townhouse to the market! To the ground floor there is a spacious kitchen/diner with integrated appliances, W/C and lounge with French door access to the enclosed rear garden, ideal for entertaining. To the first floor there are two good sized bedrooms and the main white suite family bathroom. The second floor hosts the master bedroom with its own en-suite and spacious eaves storage. Externally the property benefits from a driveway, garage and enclosed rear garden. On the newly developed streets of High View Estate, this lovely property is simply not to be missed out on! EPC Rating B.

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

Semi Detached Townhouse

Three Bedrooms

Garage, Garden & Driveway

Close To Blaydon Precinct

EPC Rating B

£238,750

Lounge 14' 8" x 12' 6" (4.46m x 3.81m)

Benefits from under the stairs cupboard for bonus storage.

Kitchen/Diner 13' 6" x 11' 4" (4.11m x 3.46m) Max

Open plan kitchen/dining area fitted with a range of wall and base units for storage and integrated appliances; fridge/freezer, dishwasher and oven/hob.

W/C 5' 4" x 3' 1" (1.63m x 0.95m)

Features W/C and Wash Basin.

Bedroom 1 18' 10" x 14' 8" (5.75m x 4.46m) Max

Top floor room.

En-Suite 7' 11" x 5' 6" (2.41m x 1.67m) Max

The en-suite benefiting from sky light window features shower cubicle, W/C and wash basin. There is also the access to the eaves storage.

Bedroom 2 14' 8" x 8' 9" (4.46m x 2.66m) Max

Bedroom 3 9' 6" x 14' 8" (2.89m x 4.46m)

Family Bathroom 8' 0" x 6' 8" (2.44m x 2.04m)

A white suite bathroom featuring W/C, wash basin, and bath with electric shower.

Externally

There is a small garden to the front and enclosed garden to the rear accessible via side gate and the lounge area. There is also a spacious driveway and attached garage for parking.

Additional Information

Council tax band B EPC Rating C. We understand this property is freehold. Our vendor has advised us they have not been required to pay an estate charge. 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.

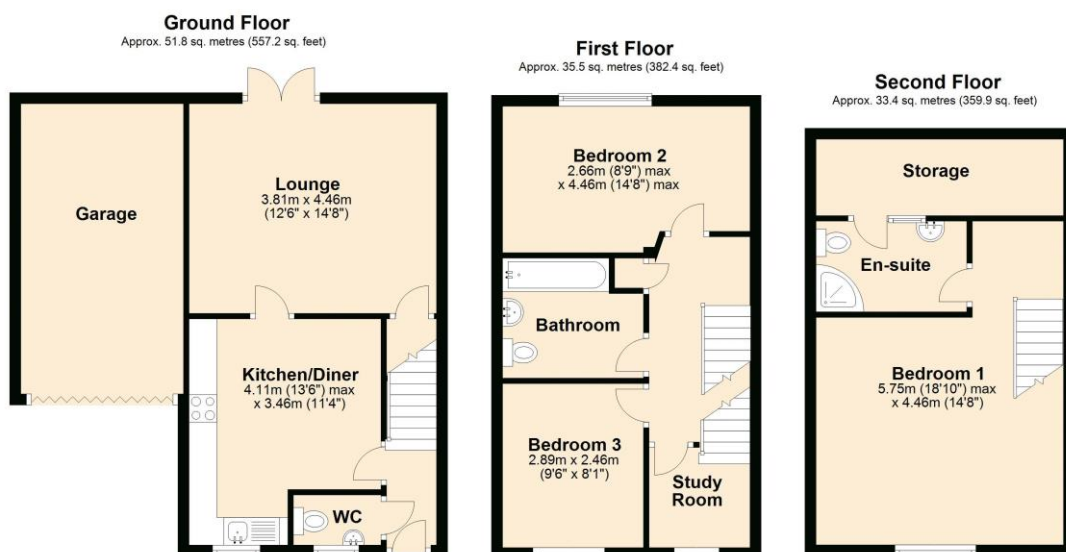
Important Note To Purchasers

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. 120.7 sq. metres (1299.6 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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