



Sarah  
Mains...



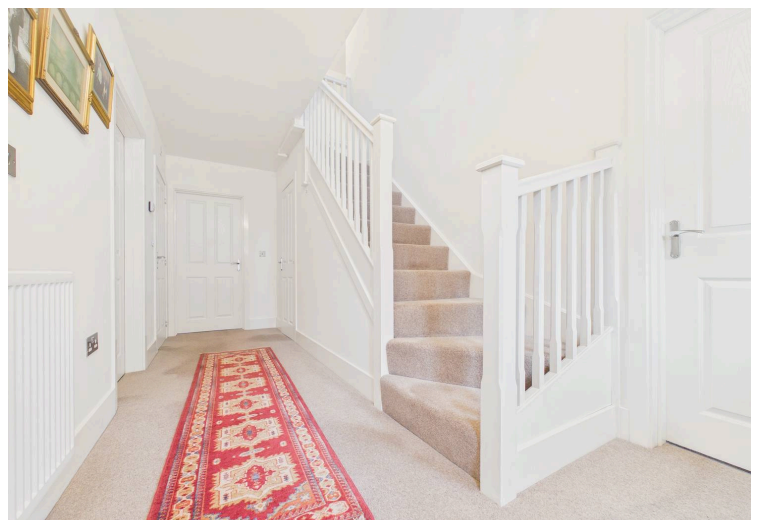
**19 Woodlands Way, Blaydon-On-Tyne - NE21 6LG**

**£550,000 Freehold**

**sarahmains.com**









Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five Bedroom Detached Family Home
- Double Garage and Driveway
- Stunning Gardens
- Impressive Kitchen/Diner and Family Area
- Two Reception Rooms
- Three Bathrooms
- Freehold
- Council Tax Band E
- EPC Rating B

## Entrance Hallway

## Downstairs WC

## Lounge

17' 0" x 12' 8" (5.19m x 3.86m)

## Dining Room

12' 1" x 10' 3" (3.69m x 3.13m)

## Kitchen/Diner and Family Area

31' 6" x 11' 7" (9.61m x 3.53m)

## Utility

6' 7" x 6' 1" (2.00m x 1.86m)





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
191.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**GARDEN**

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