



## Till Avenue, Blaydon, Tyne And Wear, NE21 4HB

**\*\*\*MUST BE VIEWED\*\*\*** Surprisingly spacious three bedroom mid terrace home. The property comprises of spacious lounge, and open plan family dining area and kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a modern white suite bathroom. Externally there is an enclosed court yard garden to the rear ideal for entertaining and open yard to the front with parking available on street. Viewing highly recommended to appreciate the size and all this lovely home has to offer! Awaiting EPC.



**\*\*\*WELL PRESENTED\*\*\***

**Mid Terrace Home**

**Three Bedrooms**

**Spacious Living Areas**

**Close To Schools & Amenities**

**Awaiting EPC**

**£120,000**

**Lounge 17' 3" x 12' 8" (5.27m x 3.85m) Max**

Spacious lounge with bay window with pleasant outlook into front courtyard garden.

**Kitchen/Diner 19' 3" x 17' 7" (5.87m x 5.35m) Max**

A fabulous open plan living space and real hub of the family home! Open plan kitchen/diner benefiting a range of wall and base units for storage, integrated oven/hob and space for white goods.

**Bedroom 1 14' 4" x 11' 1" (4.38m x 3.38m) Max**

Features built in wardrobe storage.

**Bedroom 2 15' 6" x 11' 11" (4.73m x 3.63m)**

Second bedroom overlooks the front court yard garden.

**Bedroom 3 9' 7" x 7' 3" (2.91m x 2.20m)**

**Bathroom 12' 1" x 6' 8" (3.68m x 2.03m)**

Features a built in cupboard for storage and white suite bath, separate walk in shower, W/C and Wash Basin.

**Externally**

Externally this lovely home benefits from a small yard area and enclosed court yard garden. On street parking available to the front of the property.

**Additional Information**

Council tax band A. Awaiting EPC. 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. 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.





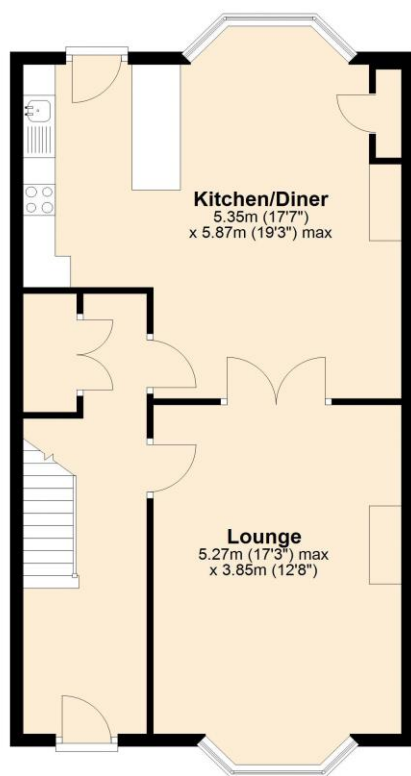


**EPC Graph (full EPC available on request)**

# Floorplan

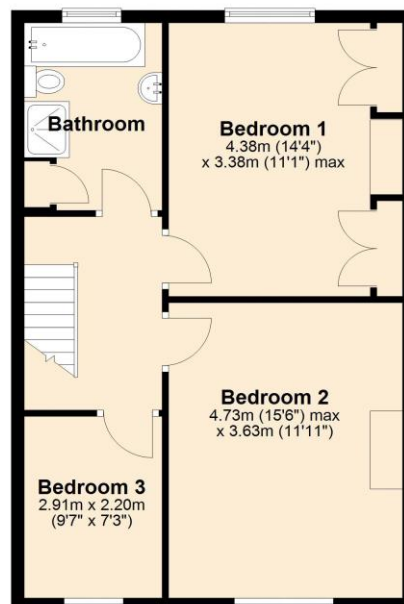
## Ground Floor

Approx. 63.4 sq. metres (682.4 sq. feet)



## First Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 117.6 sq. metres (1265.6 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator

*Emma* Owner & Managing Director

*Laura*  
Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator

*Louise*  
Sales & Lettings Negotiator



facebook

PRS  
Property  
Residence  
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

