HELEN STREET

BLAYDON BURN

livinglocal
welcoming you home



Living Local are delighted to welcome to the market this well presented two bedroom terraced house in the ever popular Helen Street on Blaydon Burn. The property comprises of large lounge, modern kitchen/diner and white suite bathroom to the ground floor. To the first floor there are two bedrooms. Externally the property benefits from a well maintained rear yard and shared lawn are to the front. On street parking is available near by. This lovely property that would be ideal for a wide range of buyers looking to make Blaydon home, must be viewed to be appreciated! EPC rating E.









- ***WELL PRESENTED***
- Two Bedrooms
- Yard
- Mid Terrace
- Kitchen/Diner
- EPC Rating E






POOR THINGS
EMMA STONE


POOR THINGS
EMMA STONE
September





Lounge
15'9" x 12'10" Max
This well lit lounge benefits from a pleasant outlook to the lawned street to the front, with pedestrianised walk way. It also hosts a built in cupboard under the stairs for storage.

Kitchen/Diner
11'5" x 9'7"
Fitted with a range of wall and base units for storage along with space for white goods and ample dining area.

Bathroom
8'8" x 5'1"
A white suite bath, wash basin and w/c.

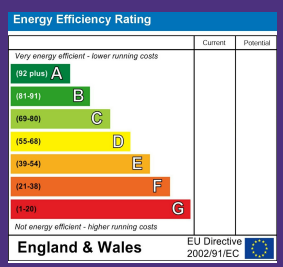
Bedroom 1
14'10" x 7'6" Max

Bedroom 2
9'8" x 7'9"

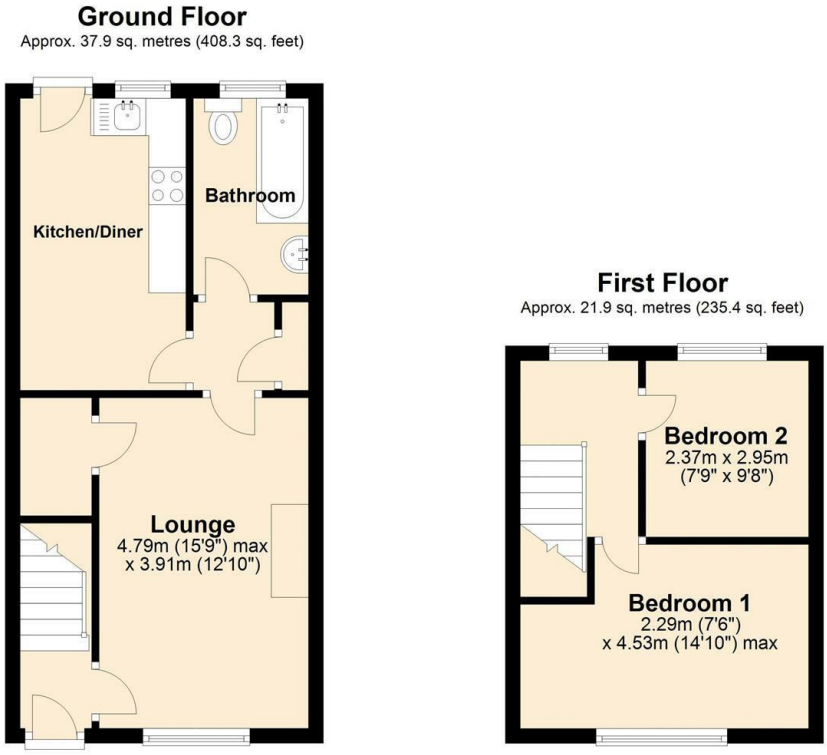
Externally
Externally the property features a pedestrianised lawn and walkway area to the front of the property, a small easy to maintain enclosed yard area to the rear. With on street parking available near by.

Additional Information
Council tax band A. EPC Rating E. 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.



Offers Over £99,950



Total area: approx. 59.8 sq. metres (643.7 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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