



Mary Street, Blaydon, Tyne And Wear, NE21 4QA

*****BEAUTIFULLY PRESENTED***** Living Local is delighted to bring to the market this well presented two bedroom stone terrace in Blaydon. The property comprises of entrance hallway, lounge and spacious dining room/kitchen to the ground floor. To the first floor there are two bedrooms and a white suite bathroom. Externally the property benefits from a rear yard and courtyard garden to the front with decking area to take in the views of the river Tyne. Parking available on street. Early viewing essential! EPC Rating D.

*****BEAUTIFULLY PRESENTED*****

Stone Terrace

Well Presented

Two Bedrooms

Spacious Kitchen/Diner

EPC Rating D

Offers Over £110,000

Lounge 14' 6" x 12' 7" (4.43m x 3.84m) max
Under stairs storage cupboard.

Kitchen/Diner 14' 10" x 16' 5" (4.52m x 5.01m) max (L shaped room)

Kitchen area fitted with a range of wall and base units, integrated oven/hob, space for freestanding appliances. Space for dining table.

Bedroom 1 12' 4" x 11' 0" (3.77m x 3.36m)

Main bedroom benefits from an open storage area currently used as a walk in dressing area.

Bedroom 2 10' 7" x 8' 10" (3.23m x 2.70m) max

Bathroom 7' 0" x 7' 3" (2.13m x 2.20m)

White suite P shaped bath with shower over, wash basin and W/C.

Externally

Yard to the rear. Courtyard garden to front with raised decking area to take in the views of the river. Parking available on street.

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.

Additional Information

This is a freehold property. EPC Rating D. Council Tax Band A.



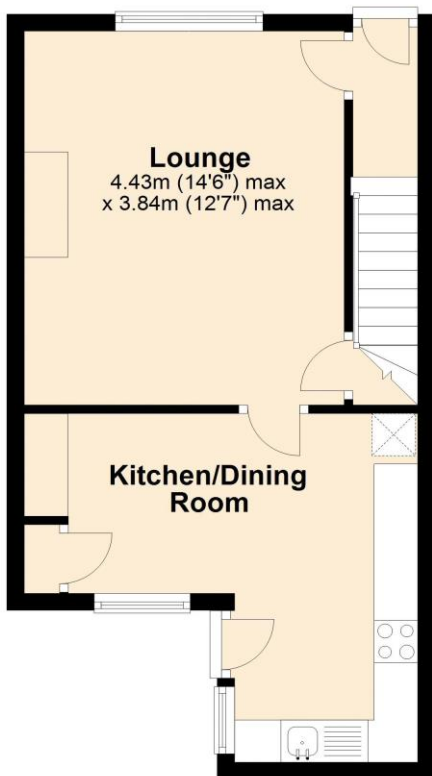


EPC Graph (full EPC available on request)

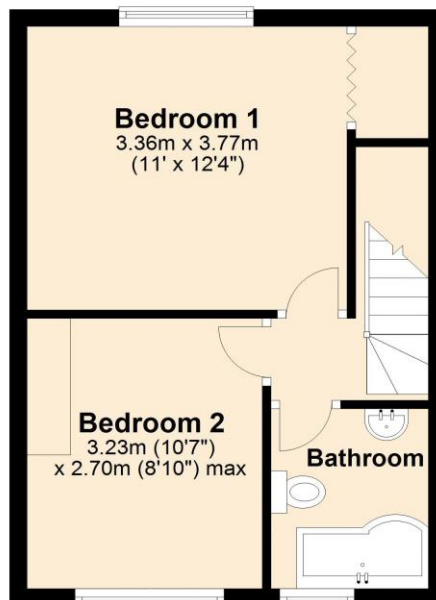
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor



First Floor



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