



Maple Road, Blaydon, Tyne And Wear, NE21 5FA

Lovely modern two bedroom mid link on the popular High View Estate in Blaydon. The property comprises of entrance hall, lounge, kitchen/diner and W/C to the ground floor. To the first floor are two double bedrooms and a bathroom W/C. Externally the property benefits from an enclosed rear garden and driveway parking to the front. Early viewing essential to avoid disappointment! EPC rating B.



Lovely Mid Link House

Two Double Bedrooms

Beautifully Presented

Garden & Driveway

Viewing Essential!

EPC Rating B

Offers Over £145,000

Kitchen/Diner 11' 11" x 10' 0" (3.63m x 3.05m)

Fitted with a modern range of wall and base units, integrated oven/hob. Space for freestanding appliances (not included).

Lounge 12' 1" x 13' 3" (3.69m x 4.04m) max

French doors to rear garden.

Bedroom 1 13' 1" x 8' 9" (4.00m x 2.67m)

Bedroom 2 13' 3" x 8' 6" (4.04m x 2.60m) max

Built in cupboard.

Bathroom 6' 4" x 6' 2" (1.92m x 1.87m)

Bath with shower over, wash basin, W/C.

Externally

Enclosed garden to rear with lawn and patio seating areas. Driveway to front with further parking available on street.

Additional information

Council tax band B. EPC rating B. This property is freehold.

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.



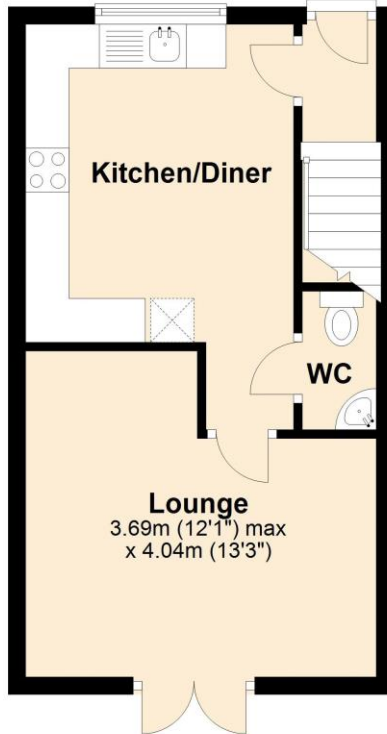
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

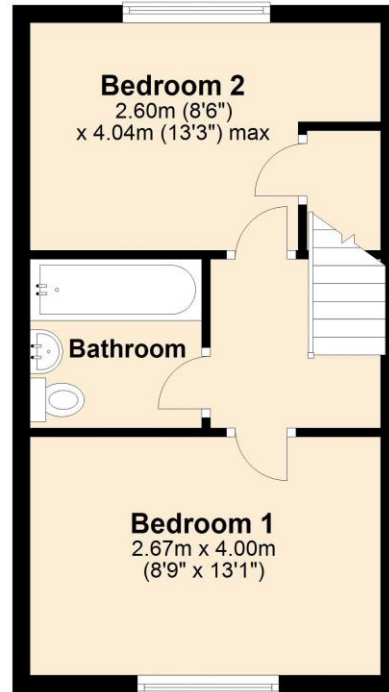
Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.1 sq. feet)

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