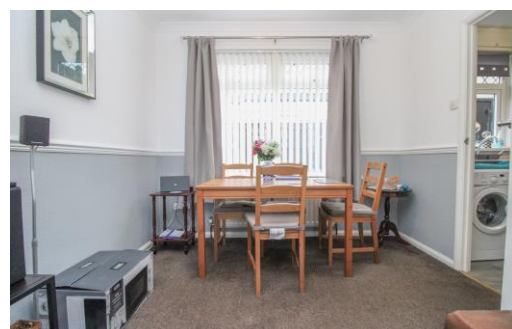




Briar Close, Blaydon, Tyne And Wear, NE21 4EW

CHAIN FREE Well presented, two bedroom end terrace house close to local shops, amenities and transport links. The property comprises of entrance hallway, lounge/diner and kitchen to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally the property benefits from a garden to the front and rear, with parking available within the quiet cul de sac. A property packed with potential and simply must be viewed to be appreciated. Get in touch today to arrange your viewing! Awaiting EPC.



CHAIN FREE

End Terrace Home

Two Bedrooms

Pleasant Outlook

Cul De Sac Parking

Awaiting EPC

Offers Over £100,000

Lounge 13' 1" x 11' 5" (3.98m x 3.47m) Max
'L' shaped lounge/dining area leading to the kitchen.

Dining area 9' 7" x 9' 0" (2.91m x 2.75m) Max
Open plan L shaped lounge and dining area.

Kitchen 11' 4" x 8' 10" (3.45m x 2.69m)
Fitted with a range of wall and base units for storage and space for white goods.

Bedroom 1 16' 0" x 10' 0" (4.88m x 3.05m) Max
The main bedroom features a pleasant panoramic outlook towards Blaydon Burn and surrounding areas. Along with two built in cupboards for storage.

Bedroom 2 11' 11" x 7' 11" (3.64m x 2.42m) Max
Benefits from a built in cupboard for storage and overlooks the rear cul de sac area.

Bathroom 7' 2" x 6' 1" (2.19m x 1.85m)
Features a white suite with W/C, Wash Basin, Bath and overhead electric shower.

Externally

Small garden area to the front facing out onto playing field and a short walk down hill to the local bus stop. Enclosed pebble yard to the rear ideal for entertaining with cul de sac parking directly outside.

Additional Information

This is a freehold property. Council Tax Band A. Awaiting EPC.

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.

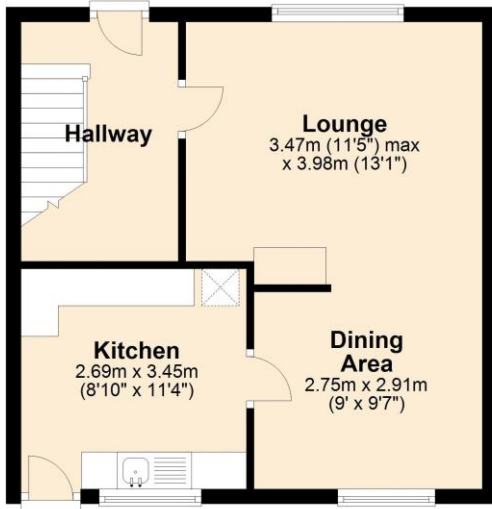




Floorplan

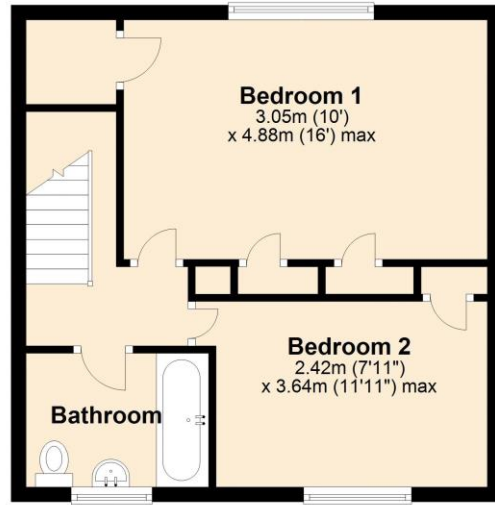
Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



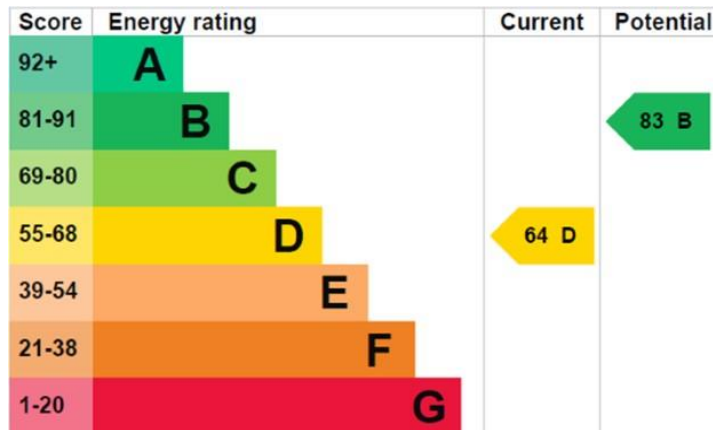
First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 sq. feet)

EPC Graph (full EPC available on request)



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