



Shibdon Road, Blaydon, Tyne And Wear, NE21 5LX

MODERNISATION REQUIRED - CHAIN FREE This three bedroom semi-detached house is packed with potential for someone to create a fabulous family home. The property comprises of entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms, a bathroom and separate W/C. Externally the property benefits from a driveway for off street parking, as well as gardens to the side and rear. Early viewing essential to avoid disappointment! Awaiting EPC rating.



Sem-Detached House

CHAIN FREE

Three Bedrooms

Driveway & Gardens

In Need of Modernisation

Awaiting EPC Rating

£225,000

Lounge 12' 9" x 12' 6" (3.88m x 3.82m) max
Bay window.

Dining Room 12' 7" x 11' 11" (3.83m x 3.63m) max

Kitchen 12' 8" x 6' 8" (3.86m x 2.02m)
Fitted with a range of wall and base units, space for freestanding appliances (not included).

Bedroom 1 12' 9" x 12' 4" (3.88m x 3.77m) max
Bay window.

Bedroom 2 12' 0" x 11' 3" (3.65m x 3.44m) max

Bedroom 3 9' 5" x 6' 11" (2.88m x 2.10m) max
Built in cupboard.

Bathroom 8' 0" x 5' 9" (2.45m x 1.75m)
Bath, wash basin, cupboard housing water tank.

Separate W/C 4' 10" x 3' 0" (1.48m x 0.91m)
W/C.

Externally

Driveway to front. Garden to side with storage shed. Rear lawned garden. Lovely outlook towards Shibdon Pond and nature reserve.

Additional information

Council tax band C. This property is freehold. Please note, this property does not have a central heating system currently installed. This property has access to the exclusive residents only Axwell Park lakeside country park. We understand the fee for access to this is approximately £110 per annum. Your conveyancer can confirm further details of this.

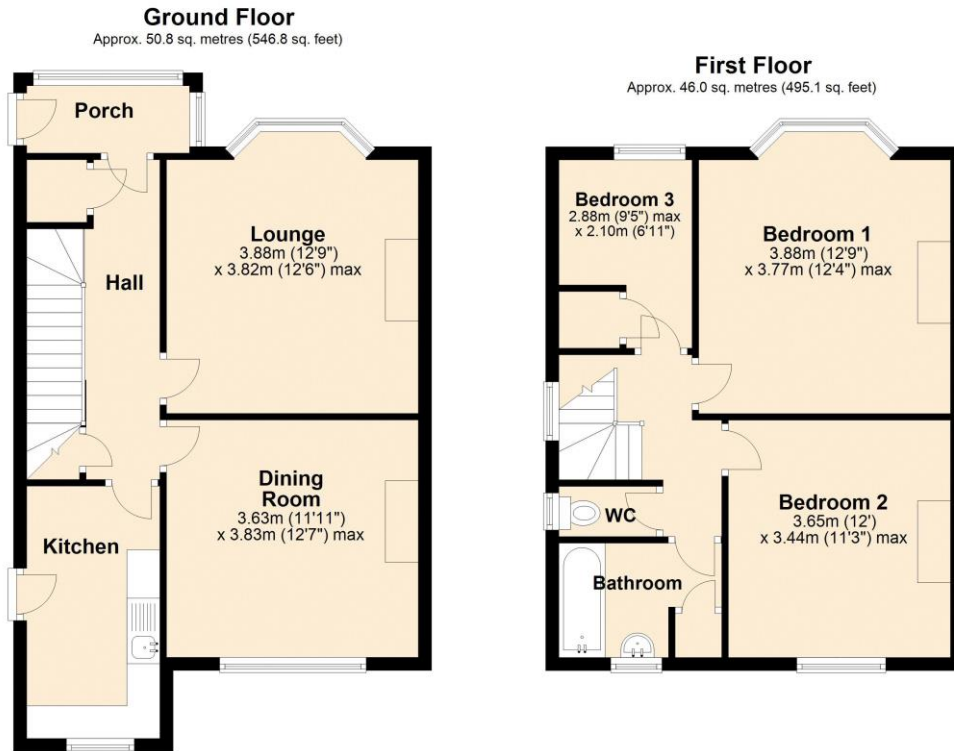
Important note to purchasers

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



Total area: approx. 96.8 sq. metres (1041.9 sq. feet)

[EPC Graph \(full EPC available on request\)](#)

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