



Longridge, Blaydon, Tyne And Wear, NE21 4HE

This surprisingly spacious three bedroom mid terrace house simply **MUST** be viewed to be appreciated! The property briefly comprises of entrance hall, lounge, kitchen/diner, utility room and W/C to the ground floor. To the first floor there are three well proportioned bedrooms and a white suite family bathroom. Externally there are low maintenance gardens to the front and rear, parking available on street. Viewing highly recommended to appreciate all this lovely home has to offer. EPC Rating D.



*****Well Presented*****

Mid Terrace

Three Bedrooms

Gardens

On Street Parking

EPC Rating D

£120,000

Porch 8' 11" x 4' 8" (2.73m x 1.42m)

Lounge 21' 10" x 12' 11" (6.65m x 3.94m) *Max*

Spacious lounge overlooking the front garden space and playing green.

Kitchen/Diner 15' 2" x 9' 9" (4.62m x 2.96m)

Fitted with a range of wall and base units for storage, along with space for white goods and integrated oven/hob.

W/C 7' 2" x 3' 5" (2.18m x 1.05m)

White suite toilet and wash basin.

Store Room 13' 5" x 7' 1" (4.10m x 2.16m)

This room can be utilised for many different uses but is currently used for storage and as the vendors craft room.

Bedroom 1 12' 5" x 11' 3" (3.78m x 3.44m) *Max*

Features a range of built in wardrobes for storage and outlook over the rear garden area.

Bedroom 2 12' 2" x 11' 3" (3.71m x 3.44m)

Bathroom 9' 6" x 6' 0" (2.89m x 1.83m)

Features a white suite 'P' shaped bath with shower overhead, wash basin and W/C.

Bedroom 3 9' 6" x 6' 0" (2.90m x 1.82m) *Max*

Benefits from built in cupboard for storage.

Externally

To the front of the property is a small lawn area, playing green with bus stop a short walk away and road side parking. To the rear is an enclosed tiered garden with a quiet cul de sac for extra parking.

Additional Information

This is a freehold property. Council tax band A. EPC Rating D.

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.





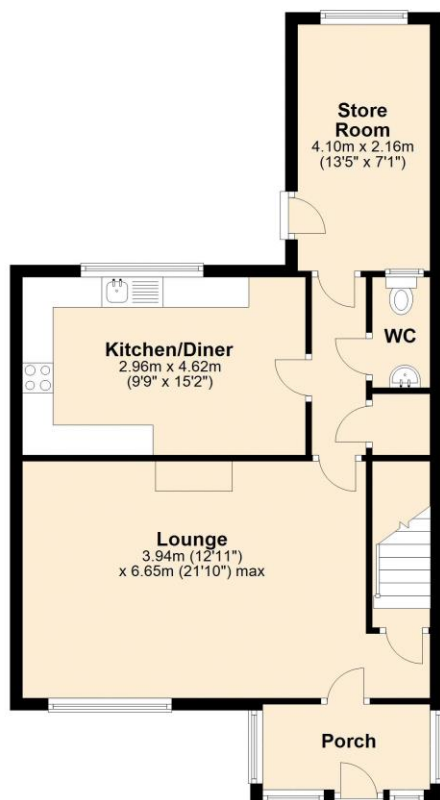
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

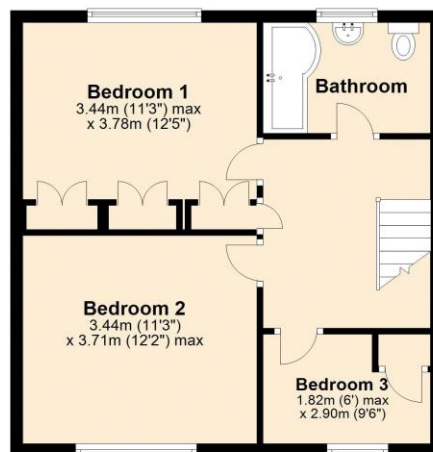
Ground Floor

Approx. 63.9 sq. metres (687.6 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 110.1 sq. metres (1185.1 sq. feet)

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