



Shibdon Park View, Blaydon, Tyne And Wear NE21 5HA

Lovely four bedroom detached family home on this popular development in Blaydon, within easy access of local shops, amenities and transport links. The property briefly comprises of entrance hall, lounge with dual aspect windows, modern style kitchen, dining room/home office and W/C to the ground floor. To the first floor are four bedrooms, the master having an en-suite, and a family bathroom W/C, both of which have been recently upgraded by the current owners. Externally the property benefits from a detached double garage with driveway, as well as wrap around gardens to 3 sides and patio seating area with views towards Newcastle. Viewing essential to appreciate all this property has to offer. Awaiting EPC Rating.



Detached Family Home

Four Bedrooms

Updated En-suite & Bathroom

Views

Drive, Garage & Gardens

Awaiting EPC Rating

£260,000

Lounge 21' 9" x 10' 6" (6.62m x 3.19m)

Feature fireplace, dual aspect windows.

Kitchen 12' 10" x 9' 9" (3.91m x 2.96m) max

Fitted with a modern style range of wall and base units, cupboard housing gas fired combi boiler, integrated dishwasher, oven and 5 burner gas hob. Space for freestanding appliances (not included). Under stairs storage cupboard.

Dining Room 12' 6" x 9' 0" (3.80m x 2.74m) max

Could also be used as a home office or playroom.

Ground floor W/C 4' 11" x 3' 6" (1.50m x 1.07m)

Wash basin, W/C.

Master bedroom 16' 1" x 10' 4" (4.91m x 3.15m) max

Fitted sliding door wardrobes, built in cupboard.

En-suite 8' 4" x 4' 11" (2.55m x 1.50m)

Recently upgraded with double shower cubicle, wash basin, W/C.

Bedroom 2 12' 4" x 10' 8" (3.75m x 3.25m) max

Bedroom 3 9' 4" x 8' 6" (2.84m x 2.59m) max

Bedroom 4 9' 2" x 8' 0" (2.79m x 2.44m) max

Bathroom 7' 4" x 5' 7" (2.23m x 1.69m)

Recently upgraded and comprising of bath with shower over, wash basin, W/C.

Garage 16' 7" x 16' 2" (5.05m x 4.94m) max

Up and over garage door, light, power.

Externally

Block paved driveway leading to detached double garage. Further parking available in visitor bays nearby. Wrap around gardens to 3 sides, including lawns, mature plants, trees and shrubs and raised patio seating area with views towards Newcastle.

Additional information

We understand the property is Freehold. We understand the council tax band is E.

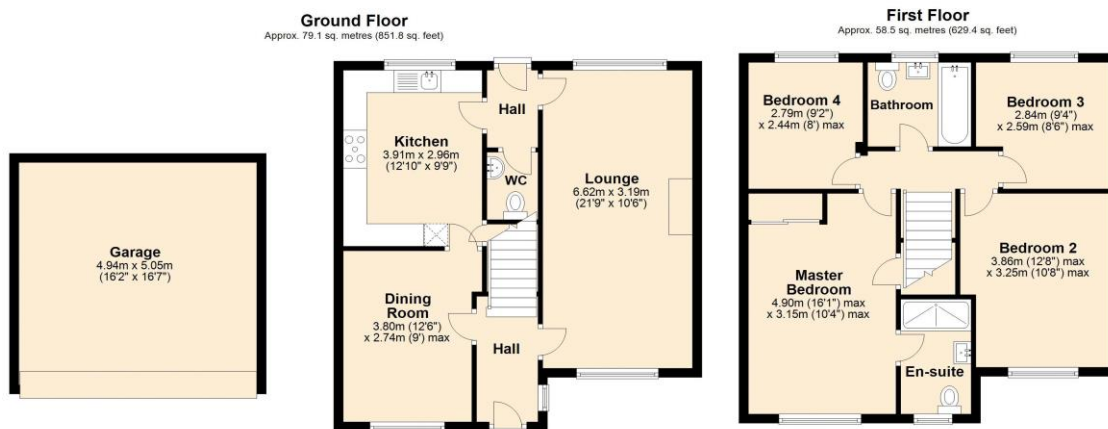
Important note to purchasers

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.



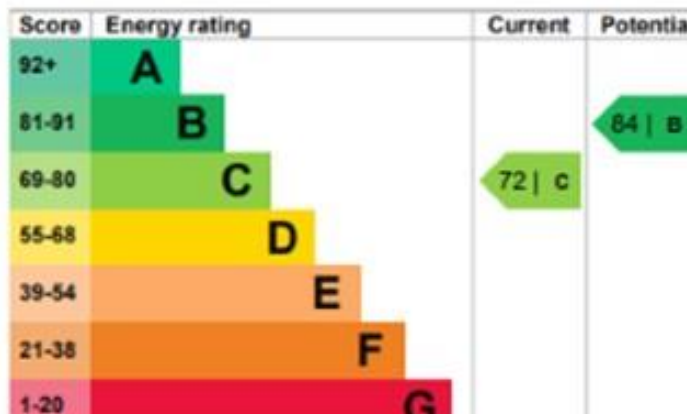


Floorplan



Total area: approx. 137.6 sq. metres (1481.2 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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