



Dunns Way, Blaydon, Tyne And Wear, NE21 5GH

*****CHAIN FREE***** Well presented two bedroom mid link house on the ever popular High View Estate in Blaydon. The property has been recently updated to include painting and new carpets upstairs. The property comprises of entrance hall, open plan lounge/diner/kitchen and W/C to the ground floor. To the first floor are two double bedrooms, both with en-suites. Externally there is an enclosed rear garden and driveway parking to the front. Early viewing essential to avoid disappointment! EPC rating C.

*****CHAIN FREE*****

Ideal First Home or Investment

Mid Link House

Two Bedrooms

Two En-suites

EPC Rating C

£130,000

Open plan Lounge/Kitchen/Diner 24' 9" x 13' 10" (7.54m x 4.21m) max

Kitchen area fitted with a range of wall and base units, integrated oven/hob. Freestanding washing machine (can be included or removed as required). Breakfast bar. Lounge area with French doors to rear garden. Under stairs storage cupboard.

Ground floor W/C 5' 1" x 2' 10" (1.54m x 0.87m)

Wash basin, W/C.

Bedroom 1 11' 7" x 9' 2" (3.54m x 2.79m)

Built in wardrobes. Juliet balcony. En-suite.

En-suite 1 6' 9" x 5' 3" (2.05m x 1.60m)

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

Bedroom 2 9' 8" x 10' 3" (2.94m x 3.13m) max

Built in cupboard. En-suite.

En-suite 2 5' 3" x 5' 0" (1.59m x 1.53m) max

Shower cubicle, wash basin, W/C.

Externally

Enclosed garden to rear with lawn and patio seating area. Storage shed. Driveway to front. Further parking available on street.

Additional information

We understand this property is freehold. Council tax band B. We understand this property has a CP12 (gas safety) and EICR certificate (electrical safety) available.

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)

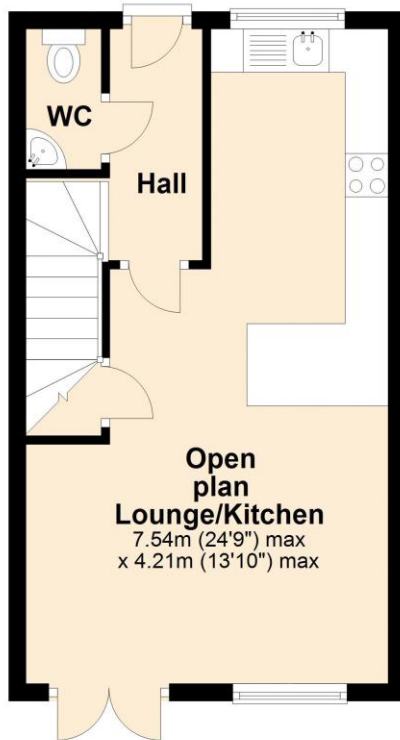
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

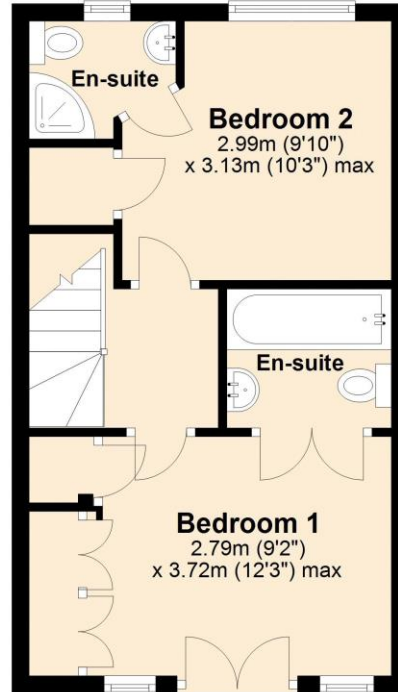
Ground Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 64.2 sq. metres (691.2 sq. feet)

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