



Park Avenue, Blaydon, Tyne And Wear, NE21 4DA

*****BEAUTIFULLY PRESENTED*** CHAIN FREE***** Living Local is delighted to welcome to the market this lovely feel three bedroom, end stone terrace on the popular Park Avenue, Blaydon! To the ground floor there is a spacious lounge/diner with a pleasant outlook into the court yard front garden area, to the rear there is an open kitchen/diner with access to the yard area currently utilised for bin storage. The first floor benefits from three good sized bedrooms and a modern family bathroom. This is a fabulous property in a great location within easy reach of Blaydon Precinct and related travel links is simply not to be missed out on and would be ideal for a wide range buyers looking to make Blaydon home! EPC Rating D.



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

Garden

End Terrace

On Street Parking

Three Bedrooms

EPC Rating D

Offers Over £145,000

Lounge/Diner 19' 3" x 16' 9" (5.87m x 5.11m) Max

Lounge with dining area. Pleasant outlook with a bay window to the enclosed front garden. Feature gas fireplace.

Kitchen/Diner 15' 6" x 10' 5" (4.72m x 3.18m)

Open plan kitchen/diner featuring a range of wall and base units for storage. Integrated oven/hob and space for white goods.

Bedroom 1 14' 2" x 11' 0" (4.32m x 3.36m) Max

Features a spacious over stairs cupboard for storage.

Bedroom 2 10' 11" x 8' 1" (3.32m x 2.46m)

Bedroom 3 9' 3" x 7' 10" (2.83m x 2.38m)

Family Bathroom 10' 6" x 8' 9" (3.20m x 2.66m) Max

A lovely feel white suite bathroom with bath, separate shower, wash basin and W/C.

Externally

There is a lovely court yard garden to the front with lawn area and a small enclosed yard used as bin storage to the rear. On street parking available to the front and rear.

Additional Information

This is a freehold property. Council Tax Band A. EPC Rating D. Fire in lounge area is a gas fireplace.

Important Note To Purchaser

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.

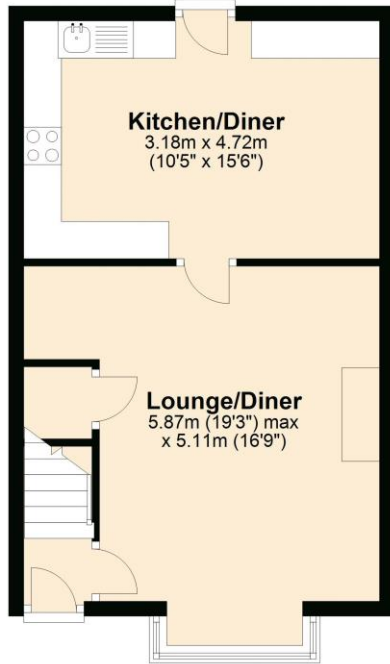




Floorplan

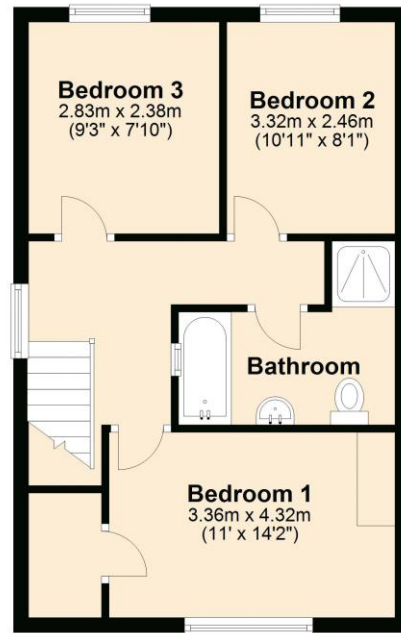
Ground Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



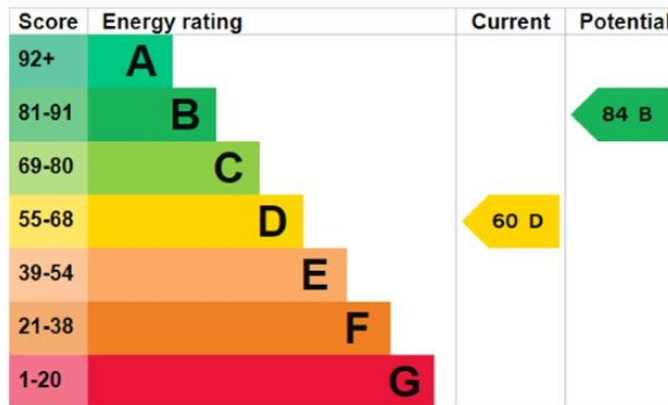
First Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 sq. feet)

EPC Graph (full EPC available on request)



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