



Heddon View, Blaydon, Tyne And Wear, NE21 4RL

ATTENTION FIRST TIME BUYERS This two bedroom semi-detached house would make an ideal first home! The property comprises of entrance porch, lounge and kitchen/breakfast room to the ground floor. To the first floor are two double bedrooms and a shower room W/C. Externally the property benefits from a block paved driveway to the front providing off street parking, as well as an enclosed garden to the rear. Early viewing essential to avoid disappointment! EPC rating C.



Ideal First Home!

Semi-Detached House

Two Double Bedrooms

Driveway & Garden

Well Presented

EPC Rating C

Offers Over £115,000

Lounge 15' 7" x 13' 5" (4.74m x 4.08m) max
Feature fireplace.

Kitchen/Breakfast Room 15' 6" x 7' 5" (4.73m x 2.27m) max
Fitted with a modern style range of wall and base units, integrated oven/hob, cupboard housing gas fired combi boiler. Under stairs storage cupboard. Door to rear garden.

Bedroom 1 12' 4" x 9' 8" (3.77m x 2.94m)
Built in cupboards.

Bedroom 2 11' 1" x 9' 1" (3.38m x 2.76m) max

Shower Room 6' 2" x 5' 7" (1.87m x 1.70m)
Shower cubicle, wash basin, W/C.

Externally
Block paved driveway to front providing off street parking. Further parking available on street. Rear garden with storage outhouse. Lawn and patio areas.

Additional Information
Council tax band: A We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

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)

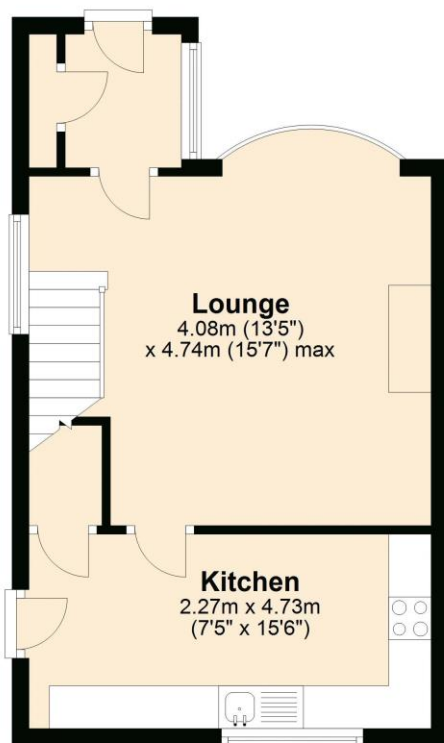
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

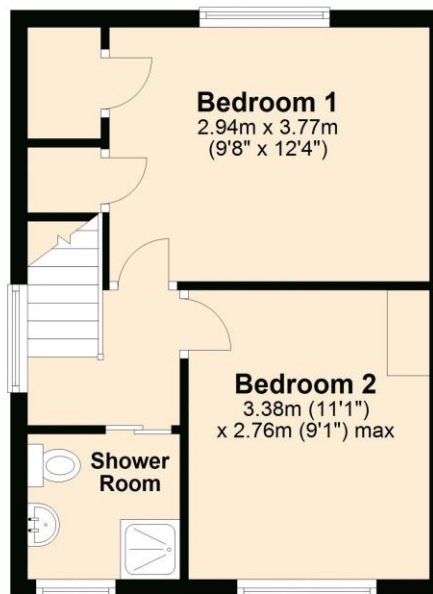
Ground Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



Total area: approx. 64.1 sq. metres (690.1 sq. feet)

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