



High Axwell, Blaydon, Tyne And Wear, NE21 5LA

CHAIN FREE Living Local is pleased to welcome to the sale market this deceptively spacious three bedroom end terrace family home on the ever popular High Axwell. To the ground floor there is an open plan kitchen/diner with cupboard storage, downstairs W/C and lounge leading to the side porch. Upstairs features three good size bedrooms and family bathroom. Externally there is street parking in the quiet cul de sac, a short work from the property, With enclosed garden to the rear and low maintenance gravel garden to the front ideal for entertaining. While in need of modernisation this property is packed with potential for a wide range of buyers looking to make a house their own. Not to be missed out on, early viewing essential to appreciate all this property has to offer! Awaiting EPC.

CHAIN FREE

Garden

End Terrace

Open Kitchen/Diner

Three Bedrooms

Awaiting EPC

£119,950

Lounge 15' 2" x 11' 7" (4.62m x 3.53m) Max

Kitchen 9' 6" x 8' 9" (2.89m x 2.67m)

Open plan kitchen/diner with a range of wall and base units for storage and space for white goods.

W/C 6' 0" x 3' 1" (1.82m x 0.95m)

White suite w/c and wash basin.

Bedroom 1 12' 10" x 8' 9" (3.91m x 2.66m) max

Bedroom 2 12' 5" x 9' 7" (3.78m x 2.92m) Max

Bedroom 3 9' 0" x 8' 2" (2.75m x 2.50m)

Family Bathroom 8' 2" x 6' 5" (2.48m x 1.95m)

Features Bath, separate shower and wash basin.

Externally

The property features an open low maintenance gravelled garden to the front and enclosed garden to the rear with decking and pebbled areas ideal for entertaining.

Additional Information

Council tax band A. Awaiting EPC. 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.

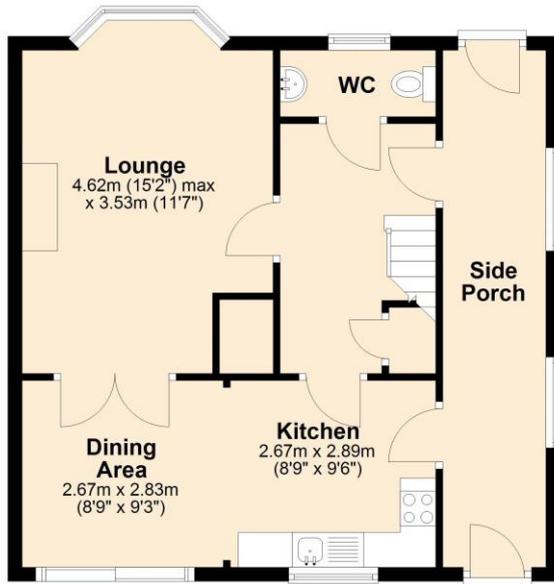




Floorplan

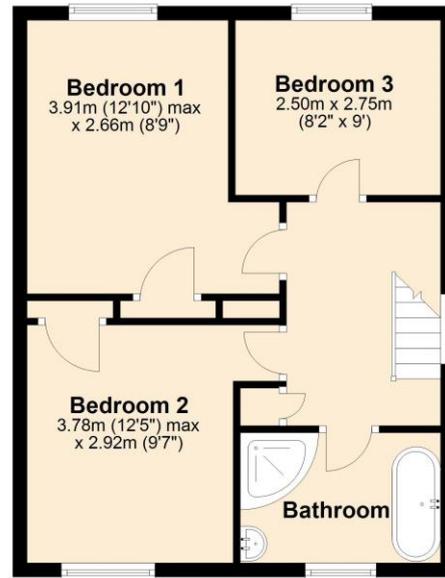
Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 100.2 sq. metres (1078.2 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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