



## Ethel Avenue, Blaydon, Tyne And Wear, NE21 4BY

**\*\*\*CHAIN FREE\*\*\*** A well presented two bedroom end terrace house on Ethel Avenue, Blaydon. The property has been lovingly maintained by the current owner and comprises of entrance hall, lounge/dining room, kitchen, utility area and bathroom to the ground floor. To the first floor there are two bedrooms. Externally the property has a lovely courtyard garden to the front and small yard to the rear. Parking available on street. Early viewing essential to avoid disappointment. EPC Rating E.



**CHAIN FREE**

**Courtyard Garden**

**End Terrace House**

**Early Viewing Essential**

**Two Bedrooms**

**EPC Rating E**

**Offers Over £95,000**

**Lounge/Diner** 15' 10" x 11' 4" (4.82m x 3.46m) max  
Spacious living room with under stairs storage area and pleasant outlook into garden area.

**Kitchen** 12' 0" x 7' 7" (3.66m x 2.31m)  
Fitted with a modern range of wall and base units, integrated oven/hob, space for freestanding fridge/freezer.

**Utility Area** 4' 7" x 2' 8" (1.39m x 0.81m)  
Plumbing for washing machine, bench and shelves.

**Bathroom** 7' 5" x 4' 6" (2.25m x 1.38m)  
White suite bathroom with bath and overhead shower over, wash basin and W/C.

**Bedroom 1** 14' 10" x 8' 0" (4.51m x 2.45m) max

**Bedroom 2** 7' 9" x 7' 3" (2.37m x 2.22m)  
Cupboard housing gas fired combi boiler.

### Externally

Courtyard garden to the front, lawn area with planted borders. Parking available on street.

### Additional Information

This is a freehold property. Council Tax Band A. EPC Rating 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.





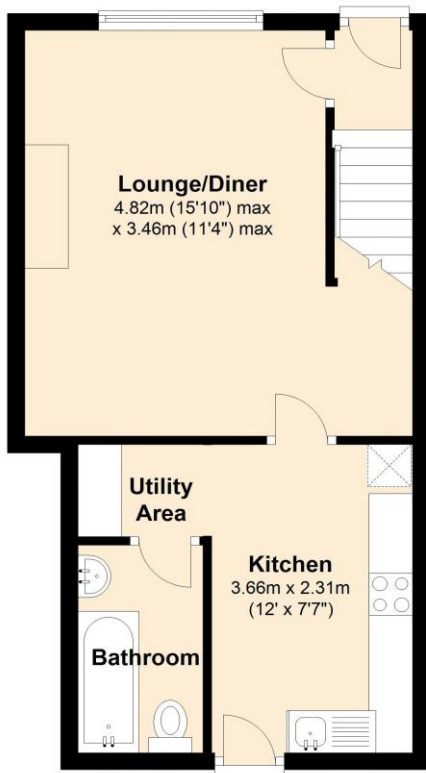


EPC Graph (full EPC available on request)

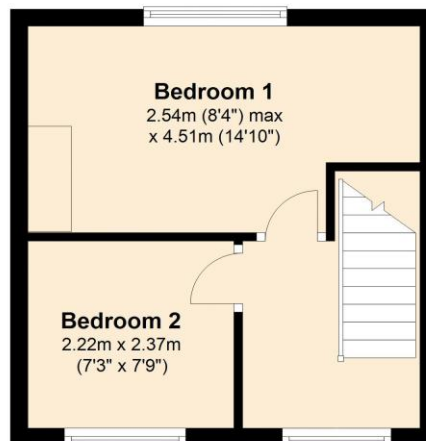


## Floorplan

**Ground Floor**



**First Floor**



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