



Lanercost Avenue, Blaydon, Tyne And Wear, NE21 4HA

*****CHAIN FREE***** Lovely three bedroom stone terrace which simply **MUST** be viewed to be appreciated! The property comprises of entrance hallway, lounge and spacious kitchen/diner to the ground floor. To the first floor are two bedrooms and a bathroom W/C, with bath and separate shower. A loft conversion provides a spacious top floor bedroom with built in storage. Externally the property benefits from a private enclosed yard to the front and small yard with storage shed to the rear. Viewing highly recommended! EPC rating D.



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

Stone Terrace

Three Bedrooms

Beautifully Presented

Viewing Essential!

EPC Rating D

£145,000

Lounge 11' 7" x 11' 5" (3.52m x 3.48m) max
Feature fireplace.

Kitchen/Diner 14' 11" x 11' 10" (4.55m x 3.61m)
Fitted with a range of wall and base units. Integrated oven/hob. Freestanding washing machine can be included if required. Spacious under stairs storage cupboard. Space for dining table and chairs (not included).

Bedroom 1 14' 10" x 11' 4" (4.53m x 3.46m) max

Bedroom 2 9' 3" x 8' 4" (2.83m x 2.55m)

Family Bathroom 9' 2" x 6' 3" (2.79m x 1.91m)
Bath, separate shower cubicle, wash basin, W/C.

Bedroom 3 16' 9" x 13' 10" (5.11m x 4.21m) max
Top floor room. Built in cupboards for storage. Please note, this room is not full head height throughout.

Externally

Enclosed private yard to front with low maintenance paving. Yard to rear with storage shed included. Parking available on street.

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.

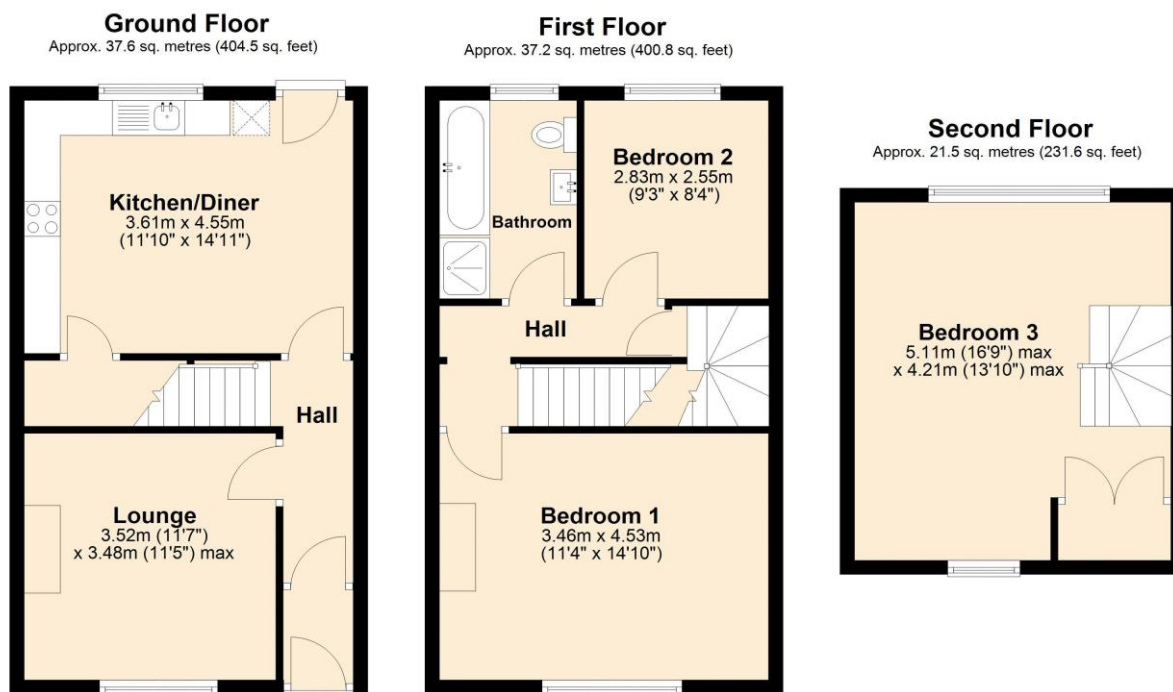




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan



Total area: approx. 96.3 sq. metres (1036.9 sq. feet)

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