



## Low Mill Villas, Blaydon, Tyne And Wear, NE21 5GG

Beautifully presented three bedroom mid terrace townhouse on the popular Low Mill Villas on the High View Estate in Blaydon. The property comprises of kitchen/diner, lounge with patio door access to the garden and W/C to the ground floor. To the first floor there are two bedrooms, the second with its own en-suite and wardrobe storage, as well as a main family bathroom. The second floor has a double bedroom with fitted cupboard for additional storage. Externally there is an enclosed garden to rear ideal for entertaining and driveway to the front of the property. Viewings are highly recommended to appreciate all this family home has to offer! Awaiting EPC.



**\*\*\*WELL PRESENTED\*\*\***

**Mid Terrace Townhouse**

**Three Bedrooms**

**Driveway**

**Garden**

**Awaiting EPC**

**Offers Over £170,000**

### **Lounge 15' 1" x 12' 7" (4.59m x 3.83m)**

The lounge looks out into the rear garden and benefits from patio doors for easy access- ideal for entertaining.

### **Kitchen 12' 1" x 8' 6" (3.68m x 2.59m)**

Features a range of wall and base units for storage along with space for white goods.

### **W/C 4' 11" x 3' 7" (1.49m x 1.10m)**

Features white suite W/C and Wash Basin.

### **Bedroom 1 16' 8" x 11' 8" (5.07m x 3.55m) Max**

Located on the second floor- the main bedrooms benefits from pleasant outlooks on the surrounding area along with built in wardrobe for storage.

### **Family Bathroom 7' 9" x 6' 5" (2.36m x 1.95m)**

Features Bath, W/C and wash basin.

### **Bedroom 2 10' 10" x 10' 2" (3.29m x 3.11m) Max**

Features built in wardrobe and cupboard storage, with its own well lit en-suite!

### **En-Suite 7' 5" x 4' 7" (2.27m x 1.39m)**

The en-suite benefits from a W/C, Wash Basin and Walk In Shower.

### **Bedroom 3 7' 9" x 6' 9" (2.35m x 2.05m)**

Features a pleasant outlook over the front of the street.

### **Externally**

There is a tiered garden to rear with both patio and lawn areas. To the front there is a paved driveway. Guest parking is also available on street.

### **Additional Information**

We understand this property is freehold. Council tax band C. Awaiting EPC. 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.



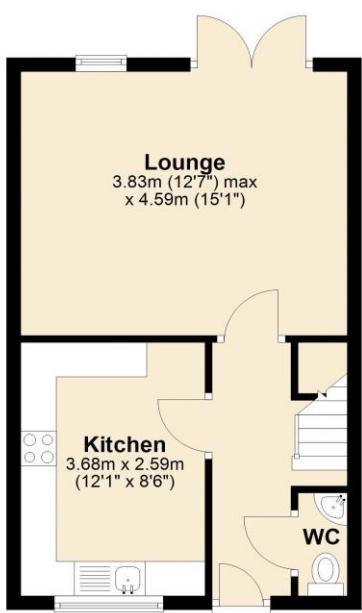


**EPC Graph (full EPC available on request)**

## Floorplan

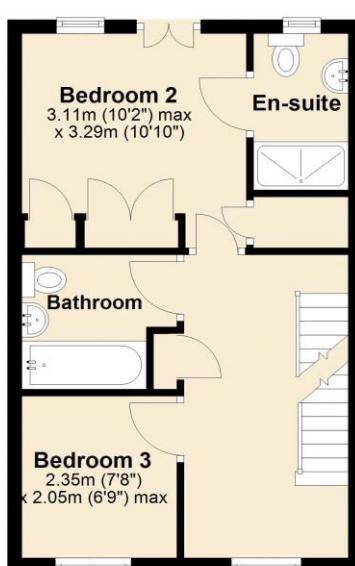
### Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



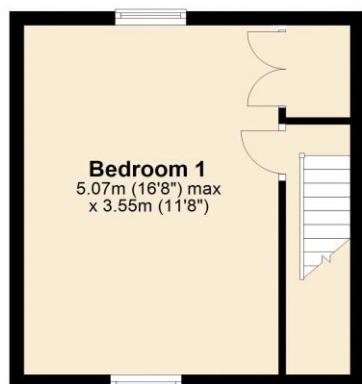
### First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



### Second Floor

Approx. 23.1 sq. metres (248.7 sq. feet)



Total area: approx. 94.0 sq. metres (1011.7 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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