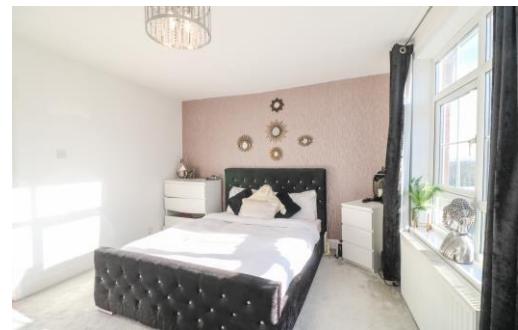




## Clavering Road, Blaydon, Tyne And Wear, NE21 5HH

Living Local welcome to the market this extended, two bedroom, mid terrace family home on Clavering Road, Blaydon. The ground floor consists of a spacious lounge/dining area and separate kitchen with additional cupboard space for storage. The first floor benefits two good sized bedrooms and a white suite family bathroom. Externally the is a paved garden area to the front and enclosed yard to the rear. Close to amenities and travel links this lovely home also benefits from street parking making it ideal for a wide range of buyers! EPC rating D.



**Well Presented!**

**Mid Terrace**

**Two Bedrooms**

**Double Extension**

**Council Tax Band A**

**EPC Rating D**

**Offers Over £79,950**

## Entrance Porch 5' 8" x 3' 7" (1.72m x 1.10m)

## Lounge/Diner 21' 5" x 13' 10" (6.54m x 4.21m) Max

The lounge/diner area features two spacious cupboards for storage.

## Kitchen 8' 7" x 8' 2" (2.61m x 2.50m)

The kitchen features a range of wall and base units for storage along with space for white goods.

## Bedroom 1 14' 0" x 11' 6" (4.26m x 3.50m)

## Bedroom 2 10' 4" x 7' 11" (3.15m x 2.41m)

## Family Bathroom 8' 7" x 8' 2" (2.61m x 2.50m)

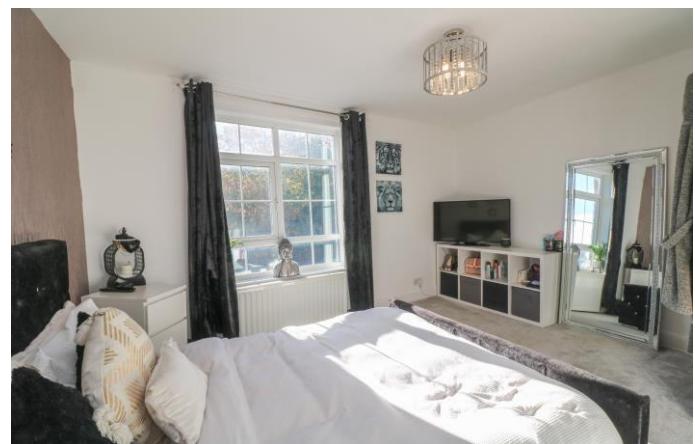
The bathroom benefits from a Bath. W/C, Wash Basin and over head Shower.

## Externally

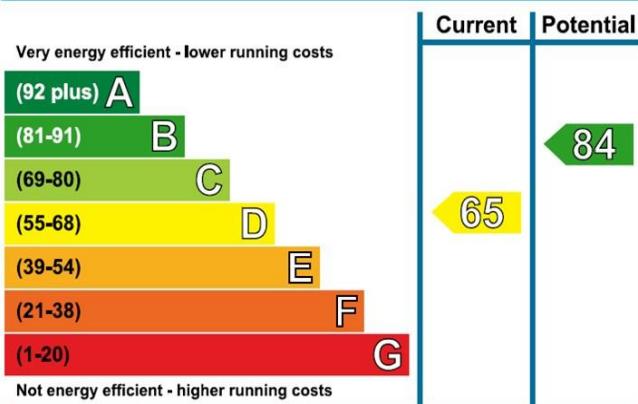
Externally the property holds an easy to maintain paved garden area to the front and enclosed yard to the rear. There is parking available on street.

## Important Note To Purchasers

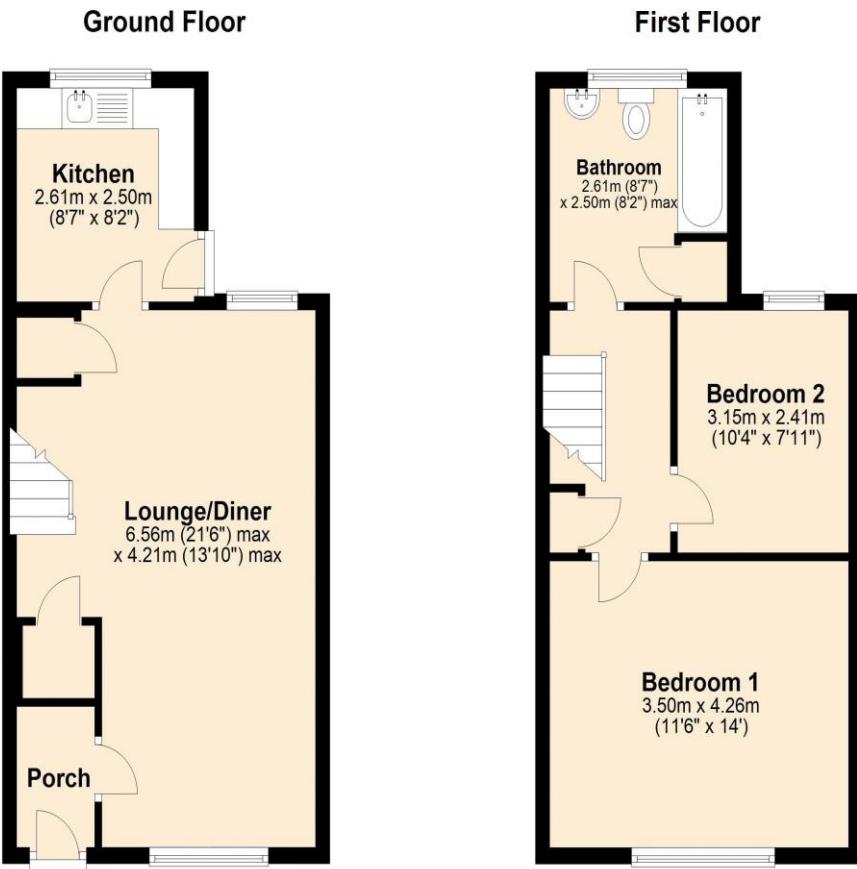
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, 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



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

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