



Beda Hill, Blaydon, Tyne And Wear, NE21 4BD

MUST BE VIEWED This extended four bedroom semi-detached family home occupies a lovely position backing onto conservation area gardens in Blaydon. The property comprises of entrance hall, lounge, dining room, kitchen and utility room to the ground floor. To the first floor are four well proportioned bedrooms, the master having an en-suite shower room, as well as a family bathroom W/C. Externally the property benefits from a front garden with driveway, side garden which could be used for further parking, as well as a lovely rear garden backing onto gardens beyond. Viewing essential! Awaiting EPC rating.



Extended Sem-Detached House

Four Bedrooms

En-suite

Lovely Position

Drive, Garage & Gardens

Awaiting EPC Rating

£240,000

Lounge 11' 4" x 11' 3" (3.46m x 3.44m)

Feature fireplace.

Dining Room 10' 11" x 8' 8" (3.34m x 2.64m)

Kitchen 8' 10" x 10' 10" (2.70m x 3.30m)

Fitted with a range of wall and base units for storage, integrated oven/hob.



Utility room 8' 4" x 10' 0" (2.55m x 3.05m)

Fitted units and pantry cupboard for storage, space for freestanding appliances (not included).

Bedroom 1 17' 1" x 8' 8" (5.20m x 2.63m)

En-suite 8' 4" x 5' 9" (2.53m x 1.74m)

Shower cubicle, wash basin.

Bedroom 2 11' 11" x 9' 11" (3.62m x 3.03m)

Bedroom 3 10' 8" x 9' 1" (3.24m x 2.76m) max

Built in wardrobes and fitted cupboard.

Bedroom 4 8' 8" x 7' 8" (2.65m x 2.34m) max

Built in wardrobes and fitted cupboard.

Bathroom 8' 6" x 5' 5" (2.60m x 1.66m)

Bath, wash basin, W/C.

Garage 15' 11" x 8' 4" (4.86m x 2.55m)

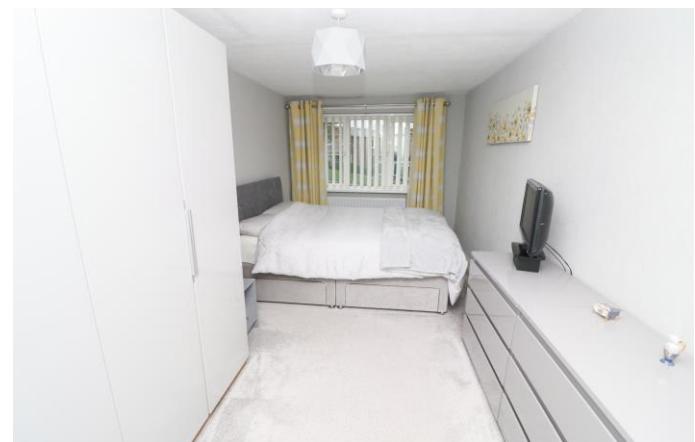
Electric garage door, power and light. Gas fired Vaillant combi boiler.

Externally

Block paved driveway offering parking for multiple vehicles leading to garage. Further parking available to side of property. Lawned garden to front and private garden to rear with lawn and patio seating areas, backing onto conservation area gardens.

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. 60.3 sq. metres (649.3 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 114.0 sq. metres (1227.3 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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