



Springwell Close, Blaydon, Tyne And Wear, NE21 5JF

This two bedroom mid terrace on Springwell Close, will make a great home for a wide range of buyers! The ground floor features a lounge/dining area, and separate kitchen overlooking the lovely rear garden. The first floor benefits from two double bedrooms and a W/C with separate bathroom. Externally, there is a well maintained pebbled garden to the rear, with garage and cul de sac parking readily available. This property simply must be viewed to be appreciated! Awaiting EPC.

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

Mid Terrace Home

Two Double Bedrooms

Garden

Garage

Awaiting EPC

£115,000

Lounge 19' 11" x 10' 2" (6.07m x 3.11m)

The lounge benefits from patio door access to the rear garden area and a pleasant outlook to the front.



Kitchen 10' 0" x 9' 4" (3.04m x 2.84m) Max

Fitted with a range of wall and base units for storage and space for white goods, along with additional built in cupboard space.

Bedroom 1 14' 4" x 9' 6" (4.36m x 2.90m) Max

Bedroom 2 11' 7" x 10' 4" (3.53m x 3.14m)

W/C 6' 7" x 3' 0" (2.01m x 0.92m)

Features white suite W/C.



Bathroom 6' 7" x 5' 3" (2.01m x 1.60m)

Features a white suite Bath with electric overhead shower and wash basin.

Externally

To the front of the property there is an open lawned front garden leading to a pedestrianised pathway. To the rear an easy to maintain pebbled garden with access to brick build garage for parking or storage. Additional parking is available within the cul de sac.

Garage 19' 1" x 8' 2" (5.82m x 2.49m)



Additional Information

Council tax band: A We understand this property is freehold. 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

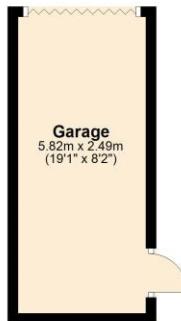
Important Note To Purchasers

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.



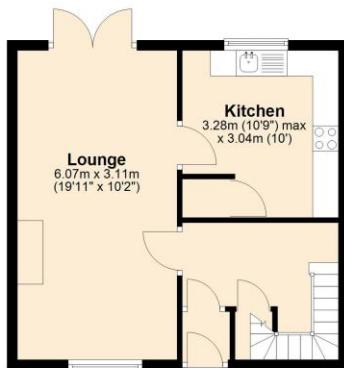


Ground
Approx. 52.4 sq. metrs



Floorplan

First Floor
Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.8 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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