WALLINGTON CLOSE

BLAYDON

livinglocal

welcoming you home



Living Local is delighted to market this well presented two bedroom semi-detached house in the cul-de-sac of Wallington Close in Blaydon. The property comprises of entrance hall, open plan lounge/kitchen and W/C to the ground floor. To the first floor there are two double bedrooms and family bathroom. Externally there is a pretty enclosed garden to the rear with decking area ideal for entertaining and a driveway to the front. This is available on an unfurnished basis and a property that is not to be missed out on! EPC Rating C.









- ***CHAIN FREE***
- Semi-Detached House
- Garden and Driveway
- BEAUTIFULLY PRESENTED!
- Two Double Bedrooms
- EPC Rating C













Open Plan Lounge/Kitchen
22'2" x 13'1" max
Kitchen area fitted with a range of wall and base units with integrated oven/hob. Lounge area with under stairs storage cupboard and French doors to rear garden.

W/C
4'8" x 3'0"
W/C, wash basin.

Bedroom 1
13'1" x 8'7"

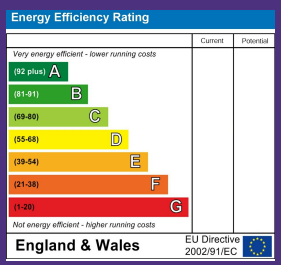
Bedroom 2
13'0" x 6'9" max
Built in storage cupboard.

Bathroom
6'2" x 6'0"
Bath with shower over, wash basin, W/C.

Externally
Driveway parking to front. Enclosed garden to rear with low maintenance artificial grass and decking.

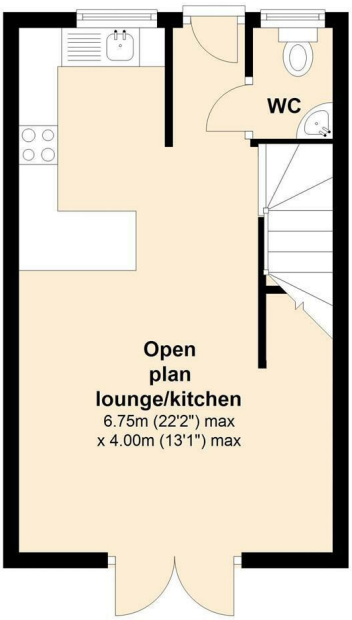
Additional Information
Council tax band B. EPC Rating C. We understand this property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic 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.

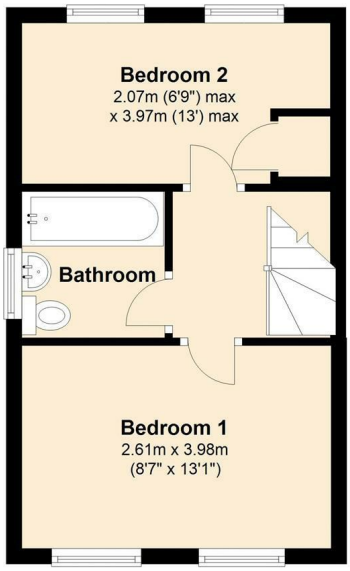


Asking Price £155,000

Ground Floor



First Floor



Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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