HEDDON VIEW

BLAYDON

livinglocal

welcoming you home



CHAIN FREE This two bedroom semi detached property offers buyers an exciting opportunity to take on a project and create a home to their own taste and requirements. The property does require modernisation and improvement, making it particularly well suited to buyers looking for a renovation project, investors or those keen to add value. The property comprises an entrance porch, lounge and kitchen/diner, and rear porch to the ground floor. To the first floor are two double bedrooms and a bathroom with a white suite. Outside, the property benefits from a block-paved driveway and small lawned garden to the front, while the rear features an enclosed garden offering further potential for improvement and landscaping. An early viewing is recommended to appreciate the accommodation, plot and possibilities on offer. EPC rating D.



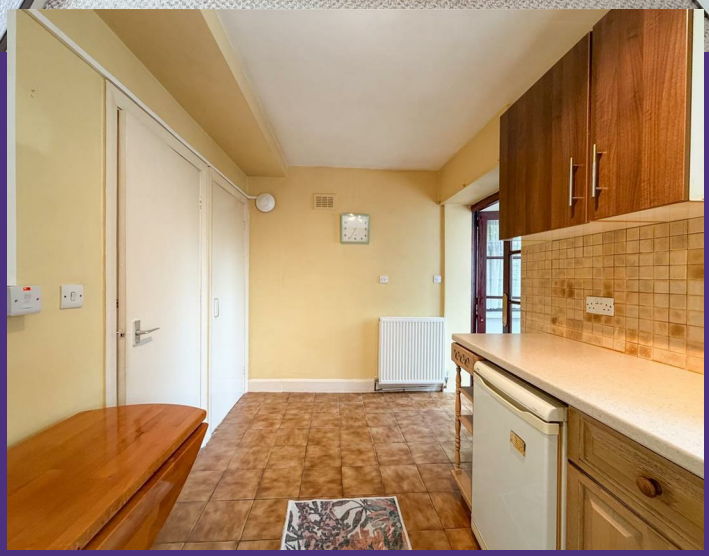






- ***CHAIN FREE***
- Two Bedrooms
- Close To Travel Links & Schools
- SEMI DETACHED
- Garden Areas
- EPC Rating D













Lounge
16'1" x 13'3" Max
Spacious lounge with open staircase and pleasant outlook to the front garden area.

Kitchen/Diner
15'8" x 7'11" Max
Open plan kitchen/diner with access to the enclosed rear garden via porch area.

Bedroom 1
12'4" x 10'0" Max
Benefits from built in over stairs storage cupboard.

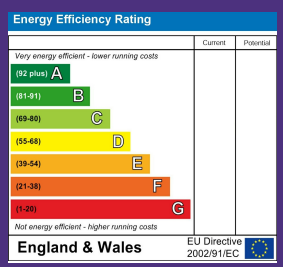
Bedroom 2
11'1" x 8'5" Max
Benefits from built in wardrobe storage.

Bathroom
6'4" x 6'2"
Features a white suite of W/C, wash basin, bath with electric shower and separate shower head attachment running from the bath.

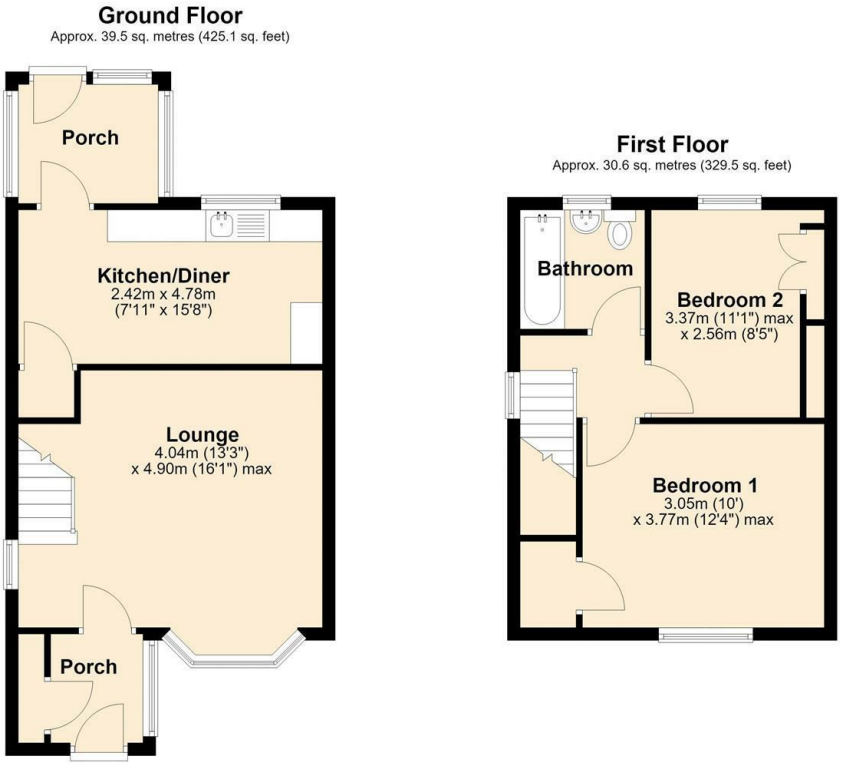
Externally
Externally the property benefits from a paved and gated drive to the front with additional front garden area. To the rear there is a spacious garden with both lawn and patio areas and access to the back lane walk way.

Additional Information
Council tax band A. Awaiting EPC Rating. 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.



Offers Over £95,000



Total area: approx. 70.1 sq. metres (754.6 sq. feet)

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.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk