WALLINGTON CLOSE

BLAYDON

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CHAIN FREE A beautifully presented three bedroom semi detached home, ideally positioned on a desirable corner plot within the popular High View Estate, Blaydon. The property offers a bright lounge with French doors opening onto the enclosed rear garden, a modern kitchen/dining area and downstairs W/C. Upstairs there are three bedrooms, including a master with en-suite shower room, plus a stylish family bathroom. Externally, the home enjoys gardens to three sides, together with a garage and driveway providing off street parking. A fantastic family home, where a viewing is highly recommended to appreciate all this home has to offer. EPC Rating C.









- ***CHAIN FREE***
- Semi Detached
- Garden & Garage
- BEAUTIFULLY PRESENTED FAMILY HOME
- Three Bedrooms
- EPC Rating C

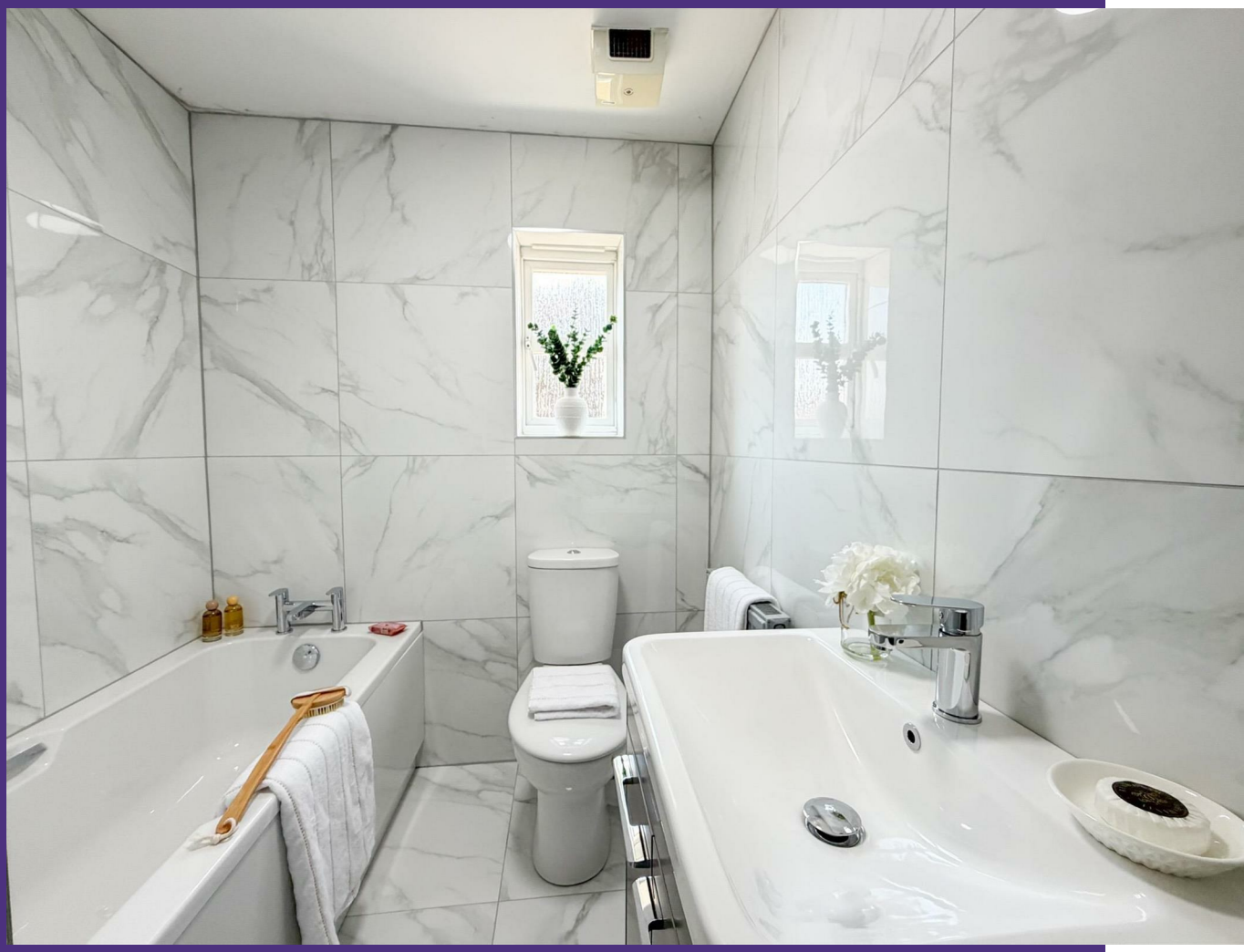












Lounge
15'1" x 13'3" Max
The lounge features patio door access to the enclosed rear garden.

Kitchen/Diner
15'1" x 8'3" Max
Features a range of wall and base units for storage and space for white goods. There is also ample space for a dining area for family meals.

W/C
6'6" x 3'4" Max
White suite w/c and wash basin.

Bedroom 1
11'10" x 10'8" Max
The bedroom features its own en-suite shower room and overlooks the rear garden.

En-Suite
8'0" x 3'4" Max
White suite shower, w/c and wash basin.

Bedroom 2
11'3" x 10'11" Max

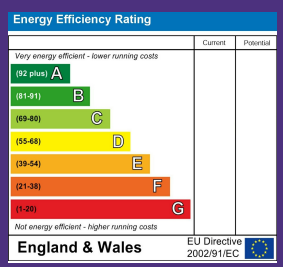
Bedroom 3
9'7" x 6'9" Max

Family Bathroom
7'11" x 5'9" Max
White suite bath, w/c and wash basin.

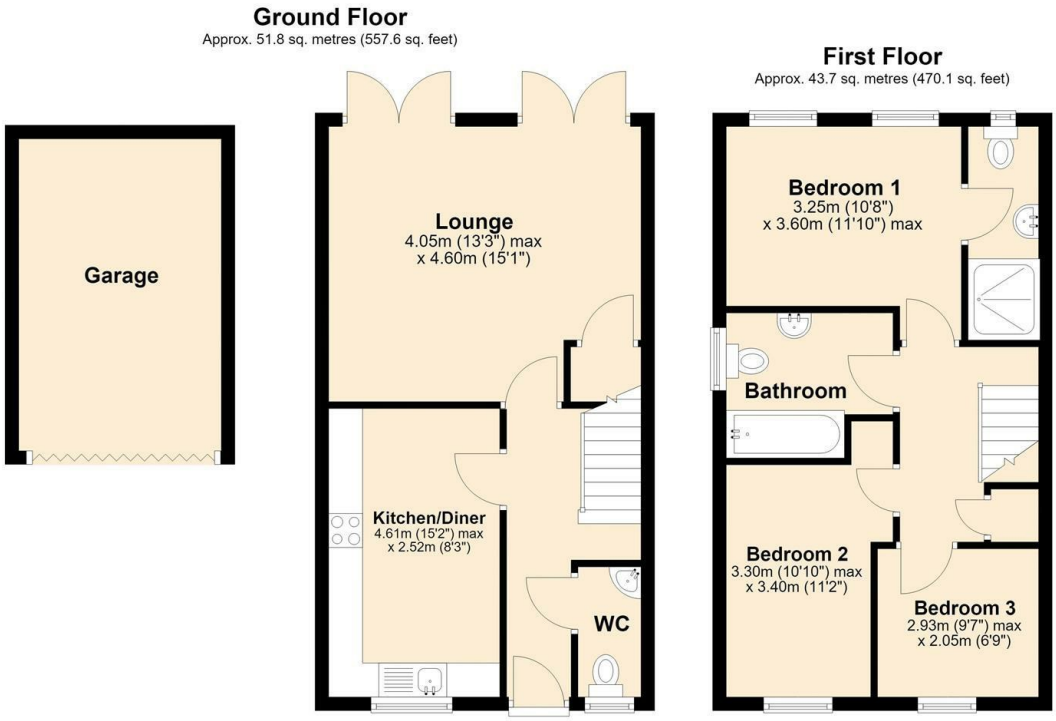
Externally
There is a detached garage and paved driveway to the side of the property with a wrap around garden to the front, side and rear ideal for entertaining. (Please note we have not measure the garage but approximated measurements- access to the garage can be requested from the vendor.)

Additional Information
Council tax band C. 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 £189,950



Total area: approx. 95.5 sq. metres (1027.7 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.



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