JOBLING AVENUE

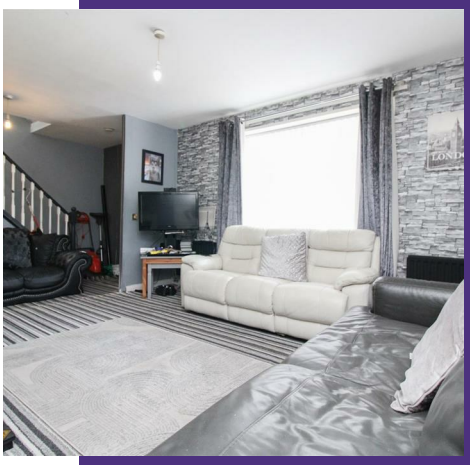
BLAYDON-ON-TYNE

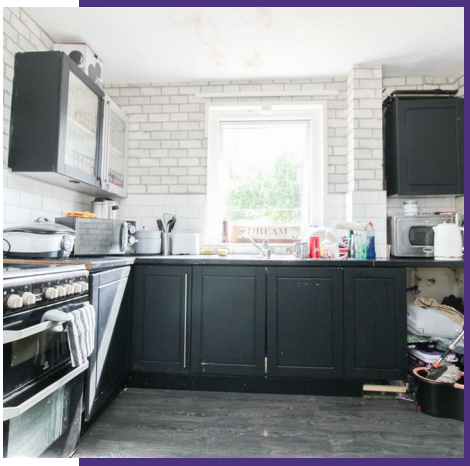
livinglocal

welcoming you home



CHAIN FREE This spacious three bedroom semi detached home on Jobling Avenue, Winlaton offers a fantastic opportunity for buyers looking to put their own stamp on a property. In need of some modernisation, the home offers generous living space including a lounge, separate kitchen and dining room, with three good sized bedrooms and family bathroom. Externally, there is a driveway and spacious enclosed rear garden ideal for entertaining. A home with plenty of potential and scope to improve. EPC Rating D.









- ***CHAIN FREE***
- Three Bedrooms
- Gardens
- Semi Detached
- Driveway
- EPC Rating D


SOAK











Lounge
18'0" x 11'11" Max
Spacious lounge looking out onto the front garden area.

Dining Room
10'6" x 8'7"
Separate dining area with pleasant outlook to the rear garden.

Kitchen
10'1" x 8'7"
Features a range of wall and base units for storage and space for white goods. Leading to the side access of the house and additional storage areas.

Bedroom 1
10'3" x 10'1" Max

Bedroom 2
13'5" x 8'6" Max

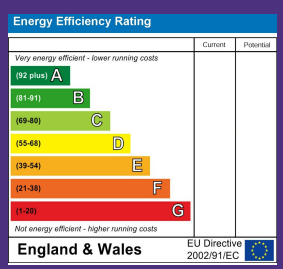
Bathroom
7'0" x 5'10"
Features bath with overhead shower, w/c and wash basin.

Bedroom 3
10'0" x 8'5" Max

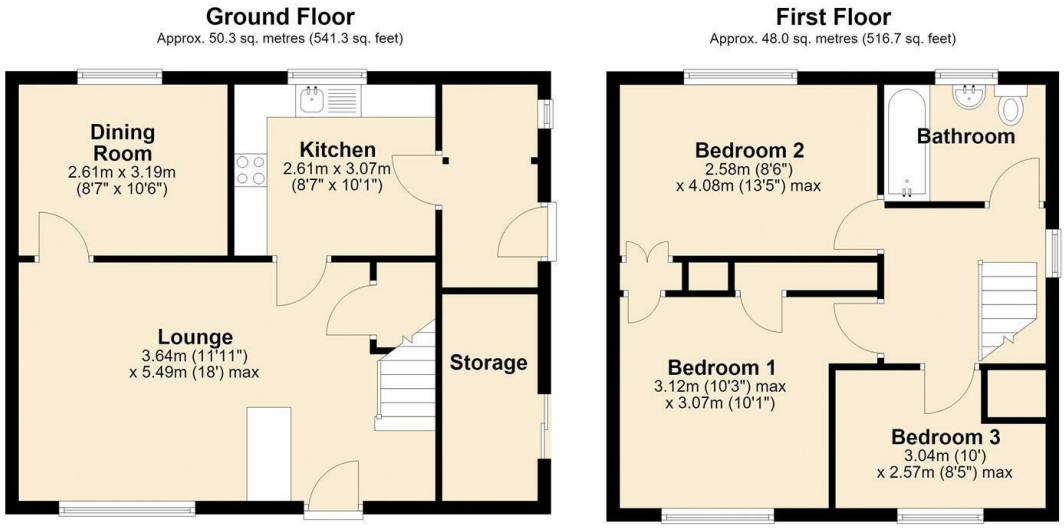
Externally
There is a driveway and lawned garden to the front and enclosed garden area to the rear with lawn, patio and storage areas.

Additional Information
Awaiting EPC Rating. Council tax band A. 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 £105,000



Total area: approx. 98.3 sq. metres (1058.0 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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