HOLYWELL CLOSE

BLAYDON

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welcoming you home



CHAIN FREE Deceptively spacious, this two bedroom mid link home offers versatile accommodation, including a rear ground floor extension ideal as a sunroom or dining area. The ground floor features a generous lounge, kitchen/breakfast room and useful storage cupboard. Upstairs are two bedrooms and a modern white bathroom suite along with additional storage area on the landing. Outside, the property benefits from front and rear gardens, complete with a shed and greenhouse. A fantastic opportunity to make this well proportioned home your own. Contact us today to arrange your viewing on 0191 414 1200. EPC Rating D.



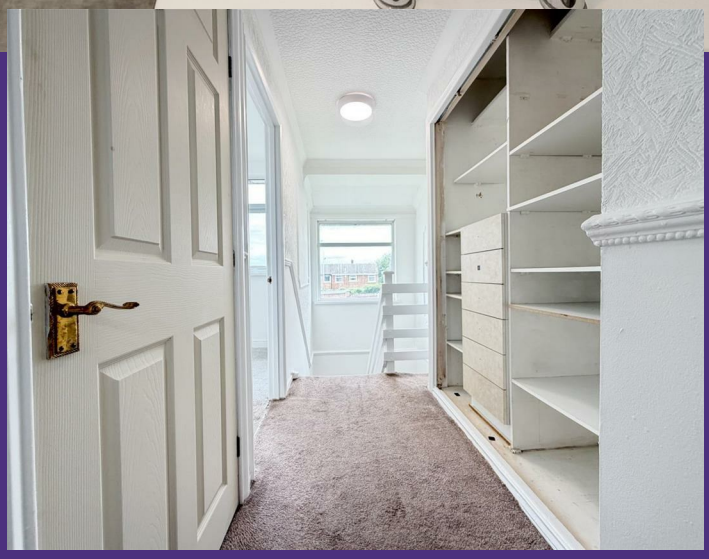






- ***CHAIN FREE***
- Two Bedrooms
- Gardens
- Mid Link House
- Sun Room Extension
- EPC Rating D













Lounge
19'11" x 10'3"
Feature fire place, double glazed sliding doors to sun room.

Sun Room
9'6" x 8'3"
Doubled glazed sliding doors to rear garden.

Kitchen/Breakfast Area
9'5" x 10'0" min
Fitted with a range of wall and base units, oven/hob, breakfast bar area, open archway to corridor with under stairs storage cupboard.

Bedroom 1
14'4" x 9'8" Max

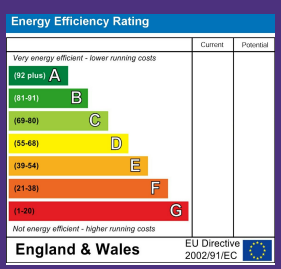
Bedroom 2
12'0" x 10'0" Max

Bathroom
8'0" x 9'1" (max)
Shower, Bath, wash basin, W/C.

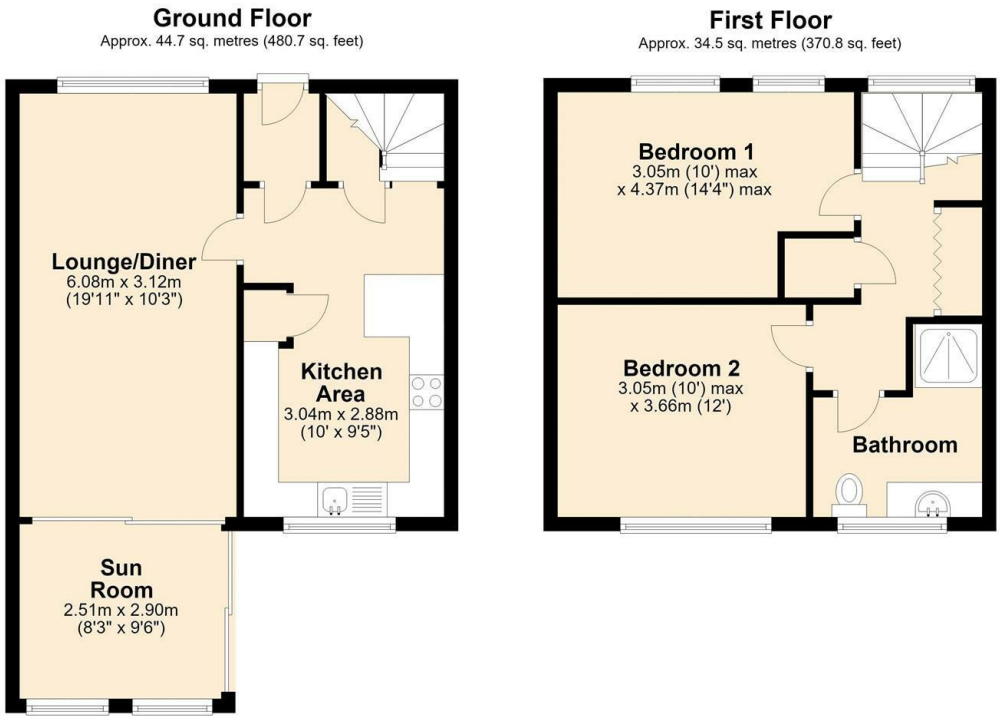
Externally
Lawned area to front, rear garden with fenced boundaries, lawn and patio area including storage shed and greenhouse.

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.

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



Asking Price £125,000



Total area: approx. 79.1 sq. metres (851.5 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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