EDITH AVENUE

BLAYDON

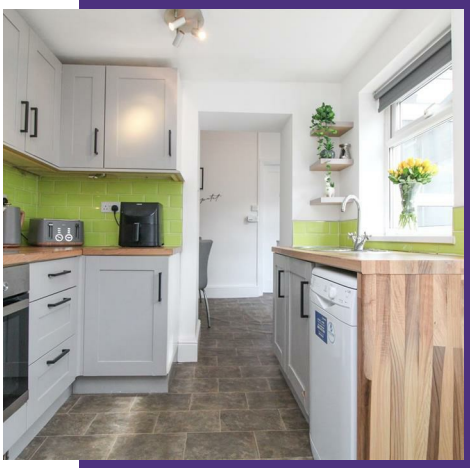
livinglocal

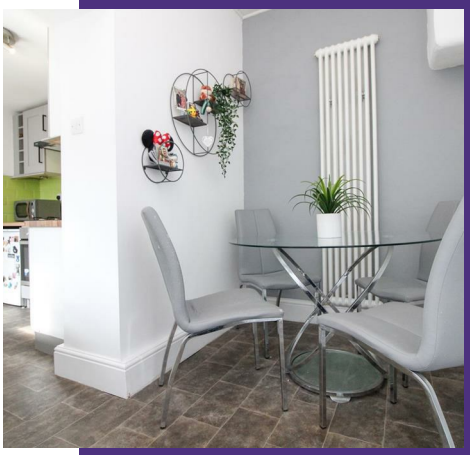
welcoming you home



Beautifully presented and ready to move into! This charming two bedroom mid terrace home in Blaydon is perfectly placed for local shops, amenities and transport links. The ground floor offers a welcoming entrance hallway, spacious lounge with feature fireplace, dining area, utility cupboard, modern kitchen and bathroom, while upstairs are two double comfortable bedrooms. Outside, there's a pretty courtyard garden to the front, a rear yard and convenient on street parking. A wonderful home in a sought-after location, an early viewing is highly recommended! Awaiting EPC.









- Stone Mid Terrace Home
- Two Bedrooms
- Must Be Viewed!
- Beautifully Presented
- Close To Local Amenities and Travel Links
- EPC Rating D






love


WiFi network:
WiFi password:





Lounge
13'5" x 13'1" max
Built in storage cupboards and lovely feature fireplace.

Dining Area
13'1" x 5'10"

Kitchen
8'0" x 7'10" max
Fitted with a range of wall and base units, integrated oven/hob, space for under bench fridge.

Utility cupboard
5'11" x 2'10" max
Plumbing and power for washing machine, gas fired combi boiler.

Bathroom
7'11" x 4'8"
Bath with shower over, wash basin, W/C.

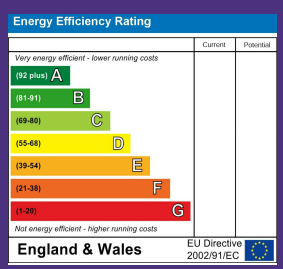
Bedroom 1
16'6" x 10'0" max

Bedroom 2
9'11" x 9'2" max

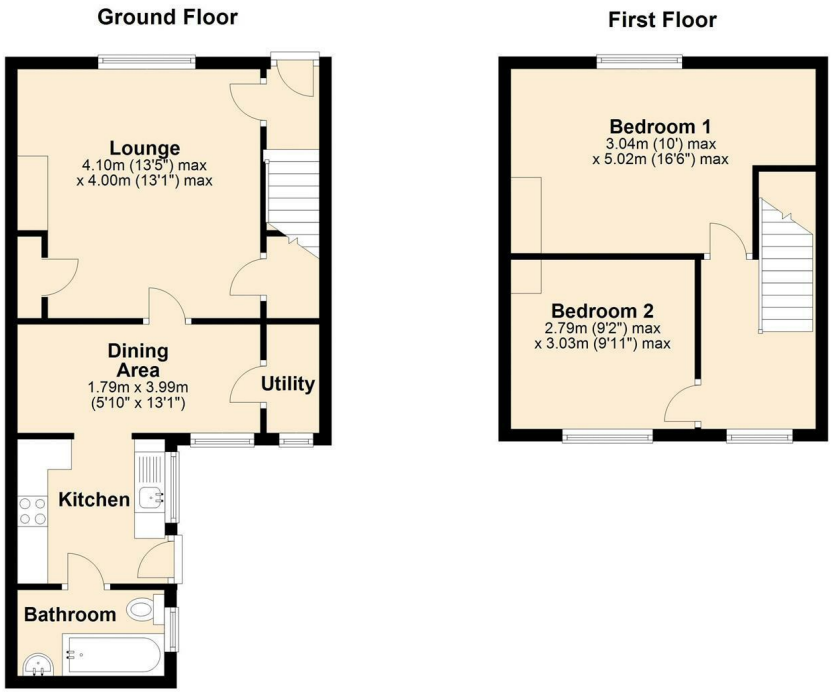
Externally
Enclosed private yard to the rear. Courtyard garden to front with gravel and seating areas. Parking available on street.

Additional Information
Council tax bandA. Awaiting EPC. 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 £115,000



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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