CROFTWELL CLOSE

BLAYDON

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welcoming you home



This three bedroom end terrace house is ideal for a wide range of buyers looking to make Blaydon home. The property comprises of entrance porch, lounge, dining room, separate kitchen, and W/C to the ground floor. To the first floor there are three bedrooms, as well as a white suite family bathroom. Externally there is an open garden to the front and enclosed patio garden to the rear with outhouse and shed storage, ideal for entertaining. Parking available on street close by. An early viewing is essential to appreciate all this lovely home has to offer. EPC Rating D.

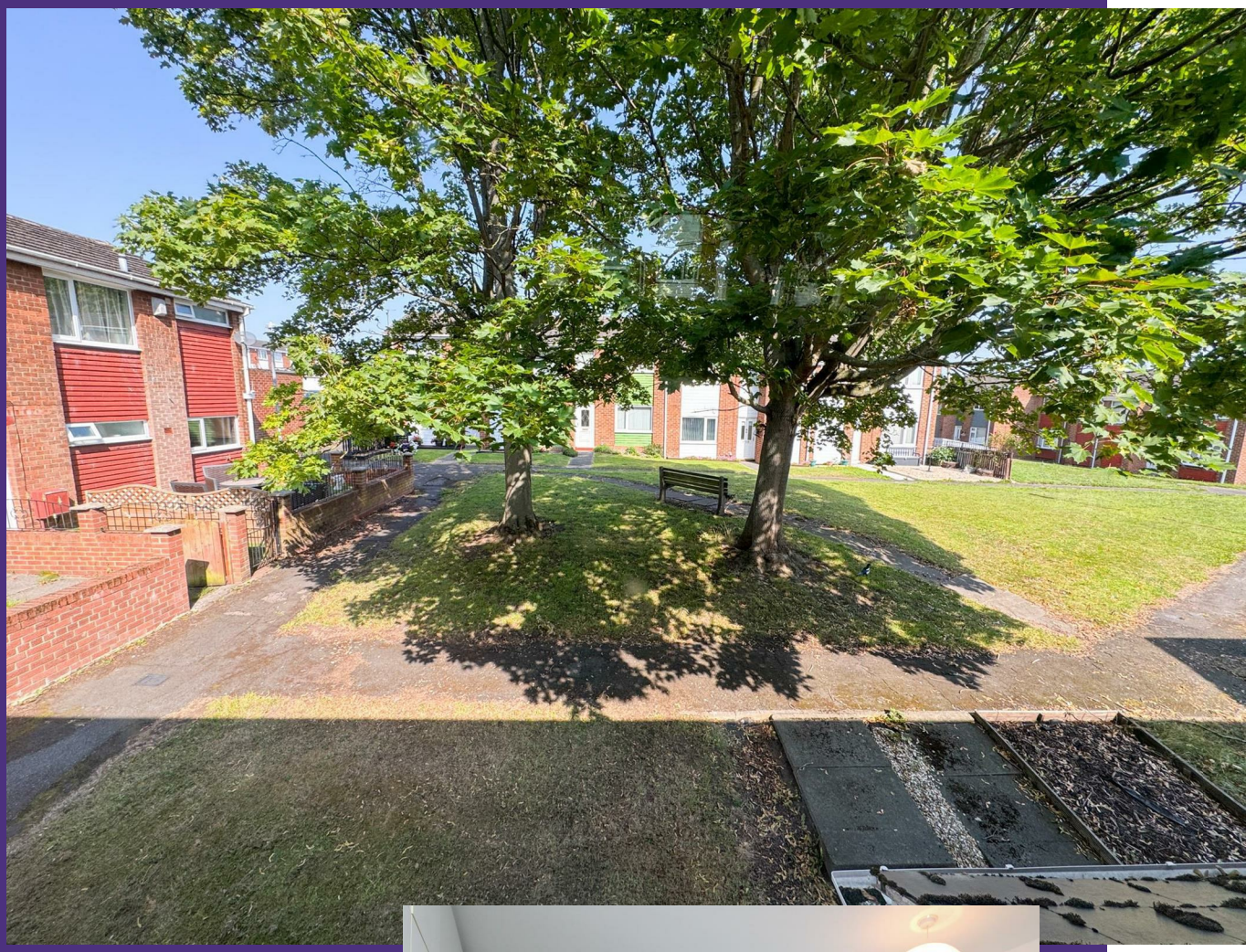








- ***WELL PRESENTED***
- Three Bedrooms
- On Street Parking
- End Terrace Home
- Easy To Maintain Garden
- EPC Rating D













Lounge
13'1" x 12'1" Max
The lounge benefits patio door access to the enclose rear garden.

Kitchen
11'3" x 9'2"
Features a range of wall and base units, along with under stairs cupboard for storage, added space for white goods and integrated oven/hob.

W/C
White suite w/c and wash basin.

Dining Room
10'1" x 9'5"
Features patio door access to the rear garden.

Bedroom 1
12'6" x 12'2" max
Benefits from wardrobe storage.

Bedroom 2
16'1" x 9'7" Max
Features a pleasant outlook to the front grassy areas.

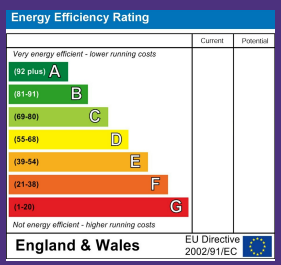
Bedroom 3
11'11" x 8'11" Max
Features a pleasant outlook over the rear enclosed garden, with wardrobe in alcove for additional storage.

Bathroom
8'1" x 5'5"
The bathroom features a white suite w/c, walk in shower and wash basin.

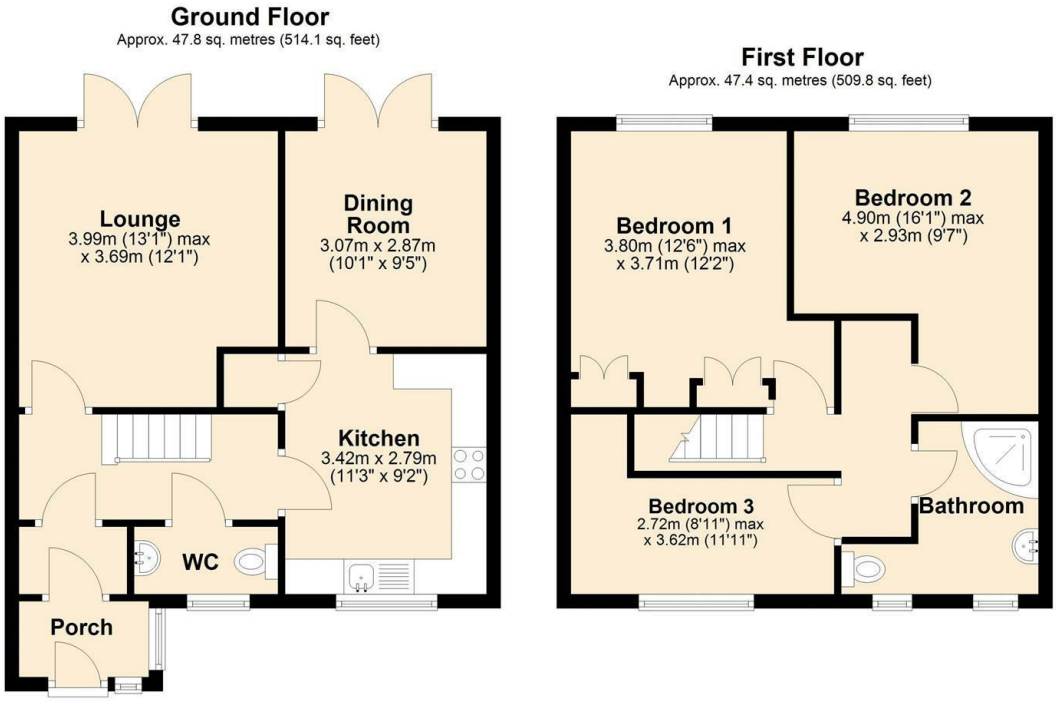
Externally
Externally this lovely home features an open garden to the front and enclosed patio garden to the rear. On street parking is available close by.

Additional Information
We understand this property is freehold. Council tax band A. EPC Rating D. 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 £125,000



Total area: approx. 95.1 sq. metres (1023.9 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