EAST ACRES

BLAYDON-ON-TYNE

livinglocal

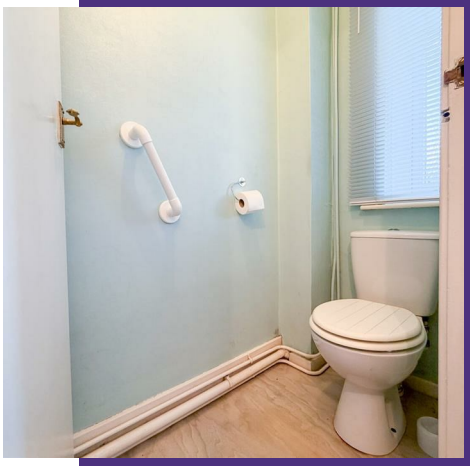
welcoming you home



A Fantastic Opportunity to Create Your Ideal Family Home! This lovely three bedroom end terrace property offers spacious, well proportioned accommodation and exciting potential for buyers looking to add their own personal touch and create a home to suit their lifestyle. The ground floor comprises an entrance hallway, lounge, open plan kitchen/dining area and convenient W/C. Upstairs offers three good sized bedrooms and a white mobility bathroom suite. Outside, the property benefits from a private rear garden with lawn and patio areas, plus a useful storage shed. To the front are open residential green spaces and a walkway, with on street parking readily available. Offering plenty of scope to personalise and add value, this property would make an ideal family home or an exciting opportunity for a range of buyers. Early viewing is highly recommended to appreciate the space, potential and possibilities on offer! Awaiting EPC.









- ***CHAIN FREE***
- Three Bedrooms
- On Street Parking
- End Terrace
- Enclosed Garden with Storage
- Awaiting EPC













Lounge
12'9" max x 11'11"
This lounge offers a spacious and comfortable setting with a large window that fills the room with natural light.

Kitchen/Diner
12'4" max x 11'11"
A modern kitchen/diner featuring sleek, light blue cabinetry with integrated appliances including an oven and extractor hood.

WC
6'6" x 3'3"
The WC is a compact space with light walls and flooring, fitted with a toilet and a small window for ventilation.

Bedroom 1
13'3" max x 9'9"
Bedroom 1 features a pleasant outlook over towards Newcastle limits and surrounding areas, The room also benefits from a built in storage cupboard.

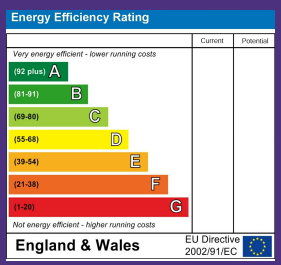
Bedroom 2
12' max x 12'3"
Bedroom 2 offers a good sized double looking out onto the rear garden and quiet cul de sac. This room also benefits from a built in storage cupboard.

Bedroom 3
7'3" x 8'8"
A cosy bedroom with a smaller footprint, featuring a window for natural light, this room is well suited as a single bedroom, dressing room or study space.

Bathroom
6'9" x 6'2"
The bathroom includes a mobility access bathing unit with a shower attachment, a wash basin and w/c.

Rear External
The rear garden extends from the property and features a mix of lawn and gravel areas, bordered by fencing for privacy. There is a paved patio area close to the house, ideal for outdoor seating or dining. The garden enjoys a pleasant outlook towards open space beyond. With cul de sac parking close by.

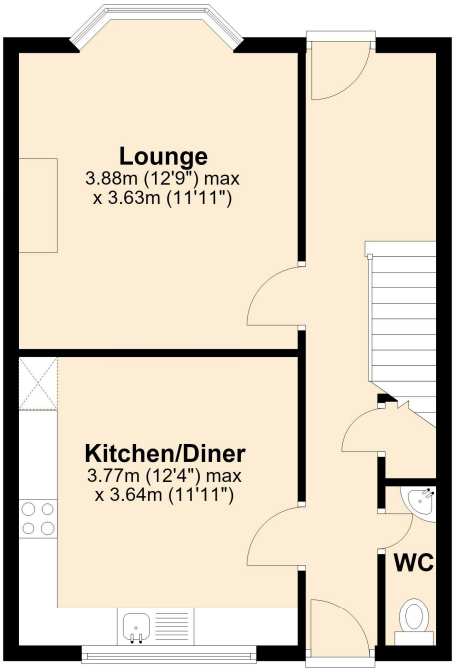
Front External
The front exterior presents a neat brick-built façade with a small garden area laid to lawn and a paved path leading to the front door. The surrounding area is open and green, contributing to a welcoming entrance.



Offers Over £115,000

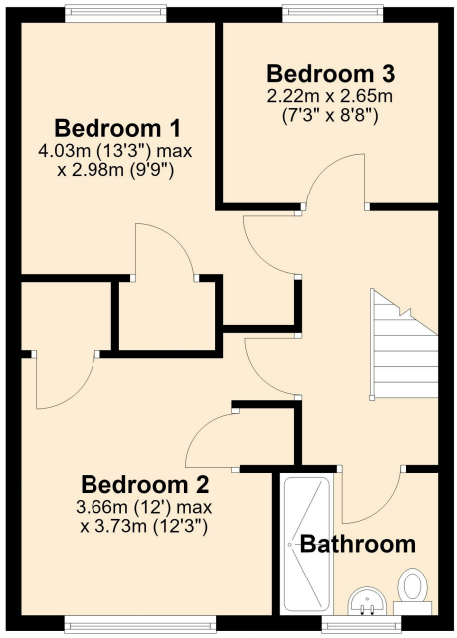
Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 84.4 sq. metres (909.0 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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