



Edith Avenue Blaydon

- Mid Terrace House
- Three Bedrooms
- Kitchen Diner
- Front Garden
- Rear Yard

£ 115,000



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ROOK
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Blaydon, NE21 4BZ

THIS WELL PRESENTED STONE BUILT COTTAGE IS SITUATED IN THE POPULAR BLAYDON, WITH EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS. THE PROPERTY COMPRISES OF ENTRANCE HALL, LIVING ROOM WITH FIRE PLACE, BREAKFASTING KITCHEN AND DOWNSTAIRS BATHROOM WITH FREE STANDING ROLL TOP BATH. UPSTAIRS THERE IS A LARGE DOUBLE BEDROOM TO THE FRONT OF THE PROPERTY AND TWO FURTHER BEDROOMS. THERE IS A SMALL ENCLOSED REAR YARD AND AN ENCLOSED FRONT GARDEN. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

UPVC door to the front and tiled floor.

Lounge: 13'10" 4.22m x 13'1" 3.99m ino alcove

Two UPVC windows to the front, gas fire with surround, under stairs storage and, solid wood flooring and radiator.

Kitchen/Diner: 15'4" 4.67m x 7'10" 2.39m plus recess

UPVC door to the yard, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, integrated five burner gas hob, electric oven, plumbed for washing machine, plumbed for dishwasher and tiled flooring.

Bathroom:

UPVC window, free standing roll top bath, low level wc, wash hand basin and heated towel rail.

First Floor Landing:

Storage and solid wood flooring.

Bedroom One: 11'9" 3.58m plus alcoves x 10'8" 3.25m

UPVC window and radiator.

Bedroom Two: 10'0" 3.05m x 8'4" 2.54m

UPVC window, solid wood flooring and radiator.

Bedroom Three: 8'9" 2.67m x 5'10" 1.79m

UPVC window and radiator.

Externally:

There is an enclosed front garden and to the rear a yard.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: A

EPC Rating: C

RY00006580/VS/EW/13.10.2023/V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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