



## Black Lane Blaydon

- Semi Detached House
- Four Bedrooms
- Bathroom & Shower Room
- Gardens
- Driveway

**£ 270,000**



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# 2 The Bungalows

Black Lane, NE21 4HG

**THIS QUIRKY AND SPACIOUS FAMILY HOME IS AVAILABLE IN THE POPULAR BLAYDON BURN WITH FANTASTIC FAR REACHING VIEWS, SPACIOUS ROOMS AND LARGE ENCLOSED REAR GARDEN WITH ACCESS TO THE NEARBY WOODLAND. THE PROPERTY HAS AN IMPRESSIVE OPEN PLAN LIVING SPACE, WITH LOG BURNER, A MODERN, RECENTLY FITTED KITCHEN AND LARGE WINDOWS OFFERING FAR REACHING VIEWS. ON THE UPPER LEVEL THERE IS THE MASTER BEDROOM, WITH FITTED WARDROBES, LARGE SINGLE BEDROOM AND BATHROOM.**

**ON THE LOWER LEVEL THERE ARE TWO FURTHER DOUBLE BEDROOMS AND SHOWER ROOM. THE PROPERTY OFFERS OFF STREET PARKING. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.**

The accommodation:

Open Plan Lounge/Dining Room/Dining Room: 27'1" 8.26m max x 26'11" 8.20m max (L Shaped)  
Four UPVC windows, UPVC door to the garden, log burner, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob, electric oven, plumbing for washing machine and dishwasher, Breakfast bar, two radiators and a vertical radiator.

Store Room:

Converted from garage, UPVC door to the garden.

Stairs to Lower Level:

Radiator.

Bedroom Two: 11'4" 3.45m x 11'1" 3.38m

UPVC sliding doors to the garden and radiator.

Bedroom Three: 11'4" 3.45m x 8'4" 2.54m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, pedestal wash hand basin, fully tiled and heated towel rail.

Stairs to Upper Level:

Window and storage.

Bedroom Four: 8'8" 2.64m x 8'2" 2.48m

UPVC window and radiator.

Master Bedroom: 11'8" 3.56m x 10'10" 3.30m plus robes

UPVC window, fitted wardrobes and radiator.

Shower Room:

UPVC window, low level wc, vanity wash hands basin, fully tiled and heated towel rail.

Externally:

To the front of the property there is a garden and a driveway providing off street parking. To the rear there is a lawned garden with decking area, seating area and a bar.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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: D

EPC RATING: E

RY00006687.VS.EW.22.01.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

