



East Acres Blaydon

- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Gardens
- No Onward Chain

£ 140,000



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20 East Acres

Blaydon, NE21 5JU

THIS CHARMING END OF TERRACE PROPERTY IS NOW AVAILABLE FOR SALE. BOASTING GOOD CONDITION THROUGHOUT, THIS HOME IS IDEAL FOR FAMILIES AND COUPLES ALIKE. THE PROPERTY FEATURES TWO RECEPTION ROOMS, ONE OF WHICH BENEFITS FROM LARGE WINDOWS ALLOWING PLENTY OF NATURAL LIGHT TO FLOOD THE SPACE.

THE ACCOMMODATION COMPRISES OF THREE BEDROOMS, WITH TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, PROVIDING AMPLE SPACE FOR A GROWING FAMILY. THE KITCHEN INCLUDES A DINING SPACE, PERFECT FOR ENJOYING MEALS TOGETHER.

SITUATED IN A CONVENIENT LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY, THIS PROPERTY OFFERS BOTH COMFORT AND CONVENIENCE. ONE OF THE UNIQUE FEATURES OF THIS HOME IS THE FAR-REACHING VIEW, PROVIDING A PEACEFUL AND PICTURESQUE SETTING.

DON'T MISS OUT ON THE OPPORTUNITY TO OWN THIS LOVELY PROPERTY THAT TICKS MANY BOXES FOR THOSE LOOKING FOR A COMFORTABLE AND WELL-LOCATED HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND START THE NEXT CHAPTER IN YOUR LIFE.

The accommodation:

Entrance:

Composite door, storage and radiator.

WC:

UPVC window, low level wc, pedestal wash hand basin and part tiled.

Lounge: 14'9" 4.50m x 11'9" 3.58m

UPVC window, electric fire with surround and radiator.

Kitchen: 8'9" 2.67m x 8'4" 2.54m

UPVC window, composite door, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and dishwasher, semi open plan to;

Dining Room: 10'4" 3.15m x 9'4" 2.84m

UPVC window, fitted base units matching the kitchen and radiator.

First Floor Landing:

UPVC window, loft access and storage.

Bedroom One: 11'5" 3.48m x 8'8" 2.64m plus radiator

UPVC window, storage and radiator.

Bedroom Two: 11'8" 3.56m x 9'6" 2.90m

UPVC window, storage and radiator.

Bedroom Three: 9'1" 2.77m x 7'9" 2.36m

UPVC window and radiator.

Bathroom:

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

Externally:

There is an enclosed garden to the front and to the rear a south facing garden with a shed.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADL MODEM

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	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

