



West View

Blaydon

- Mid Terrace House
- Three Bedrooms & Two Reception Rooms
- Ground Floor WC & Upstairs Bathroom
- Front Garden & Rear Yard
- No Onward Chain

OIEO £ 135,000



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ROOK
MATTHEWS
SAYER

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13 West View

Blaydon, NE21 5AG

PROPERTY DESCRIPTION

Entrance

UPVC door to front, Radiator

Living Room

4.54m (Into Alcove) x 3.96m

UPVC Window to front, Radiator

Dining Room

4.43m (Into Alcove) x 3.98m

UPVC Window to rear, Radiator, Storage

Kitchen

2.79m x 3.44m

W&B Units, Stainless Steel sink & Drainer, integrated electric oven, hob with extractor fan
UPVC Window, Radiator, Additional Storage

Rear Hall

UPVC door to yard, UPVC Window. Plumbing for Washing machine

Stairs to Landing

Bedroom One

3.21m (Into Alcove) x 4.04m

UPVC Window, Radiator

Bedroom Two

3.47m (into Alcove) x 4.07m

UPVC Window, Radiator

Bedroom Three

3.04m x 2.35m

UPVC Window, Radiator

Bathroom

Part Tiled, Shower over bath, Low level WC, Basin, Heated Towel Radiator

External

Garden to front, Yard to rear

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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

