

For Sale

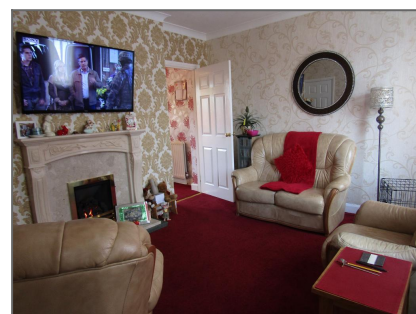
Heddon View, Blaydon, Newcastle upon Tyne, NE21



**£120,000**

### 3 bedroom Semi-Detached

- ✓ Popular Location
- ✓ Well presented Family Home
- ✓ Modern Fitted Kitchen & Diner
- ✓ Three Bedrooms
- ✓ Family Bathroom /W.C
- ✓ Gas Central Heating & Double Glazing
- ✓ Low Maintenance Garden & Driveway
- ✓ Viewings essential



## Description

PETER ROSS are pleased to offer for sale this well-presented three bedroom SEMI DETACHED family home in Heddon View, Blaydon. This particular property will appeal to both young families and first time buyers alike. It briefly comprises: entrance lobby, lounge, fitted kitchen / diner, stairs to the first floor, three bedrooms and the family bathroom / wc. Externally there is a driveway to the front of the property providing off-street parking, and a low maintenance garden to the rear. The property also benefits from gas central heating (via combination boiler) and upvc double glazing throughout. Local amenities and facilities are available within Blaydon itself with further amenities at the Metro Centre, Team Valley, Gateshead and Newcastle City Centres. Bus and transport routes provide commuter links to the surrounding areas. Viewing is highly recommended. Call 0191 488 6080 for further information or to arrange your appointment to view

## Ground Floor

### Entrance door to Lobby -

**Lobby** - Stairs up to first floor landing, door to lounge.

**Lounge** - 12' 0" x 12' 10" (3.66m x 3.92m) Two double glazed windows over looking the front elevation gas flame fire with marble effect fire surround and hearth, storage cupboard and power points.

**Kitchen /Dining Area** - 12' 5" x 16' 1" (3.81m x 4.91m) Modern wall and base units with bench tops incorporating one and half bowl sink and drainer with mixer tap with tiled splash backs. Electric oven and hob, double glazed window over looking the side elevation, french doors leading out to the rear garden, radiator, entrance door to side elevation.

### Stairs up to the First Floor landing -

## First Floor

**Bedroom Three** - 9' 3" x 6' 1" (2.83m x 1.87m) Double glazed window over looking the side elevation, radiator and power points.

**Bedroom Two** - 9' 10" x 8' 6" (3.02m x 2.6m) Double glazed window over looking the rear elevation, radiator and power points.

**Bedroom One** - 12' 2" x 10' 0" (3.72m x 3.06m) Double glazed window over looking the front elevation, radiator and power points.

**Bathroom / W.C** - Three piece suite incorporating paneled bath with shower



Kitchen/Dining Area



Dining Area



Family Bathroom/W.C



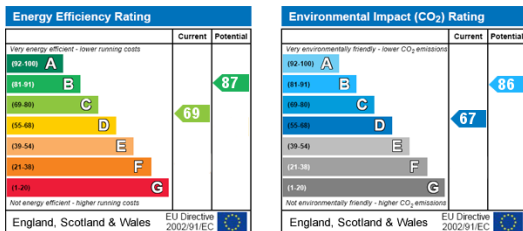
Rear Garden

over, pedestal wash hand basin, low level w.c. Double glazed frosted window over looking the front elevation, tiled walls and floor and heated towel rail.

**Gardens** - To the front of the property is a driveway for one vehicle with a low maintenance patio garden while to the rear is a private fenced low maintenance shingle garden with a patio area.

**First floor landing** - Double glazed window over looking the side elevation and power points.

### Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.