



Theresa Street, Blaydon-On-Tyne, Tyne And Wear, NE21 4QD

Situated in a convenient location, close to a range of local amenities, this attractive two-bedroom stone-built mid-terrace property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming lounge, a generous kitchen diner perfect for everyday living and entertaining, along with an additional office/playroom, providing flexible space to suit a variety of needs. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear yard, ideal for outdoor seating or low-maintenance living. On-street parking is available to the front of the property. Early viewing is highly recommended. EPC rating D.



*****CHAIN FREE*****

Two Bedrooms

Spacious Kitchen Diner

Enclosed Rear Yard

On Street Parking

EPC Rating D

£125,000

Lounge 13' 11" x 14' 0" (4.24m x 4.26m) max
Built in storage cupboard

Kitchen/ Diner 15' 6" x 10' 6" (4.73m x 3.19m) max
A range of wall and base units with spaces for free standing white goods.

Play Room/ Office 9' 0" x 6' 8" (2.75m x 2.04m)
Sliding patio doors

Bedroom 1 13' 11" x 13' 3" (4.24m x 4.03m) max
Built in storage cupboard

Bedroom 2 11' 4" x 9' 4" (3.46m x 2.85m) max

Bathroom 7' 9" x 7' 5" (2.36m x 2.26m) max
Wash basin, W/C and bath with shower over

Externally
An enclosed rear yard and parking is available on street

Additional Information
Council tax band A. EPC Rating D. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note to Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

EPC Graph (full EPC available on request)

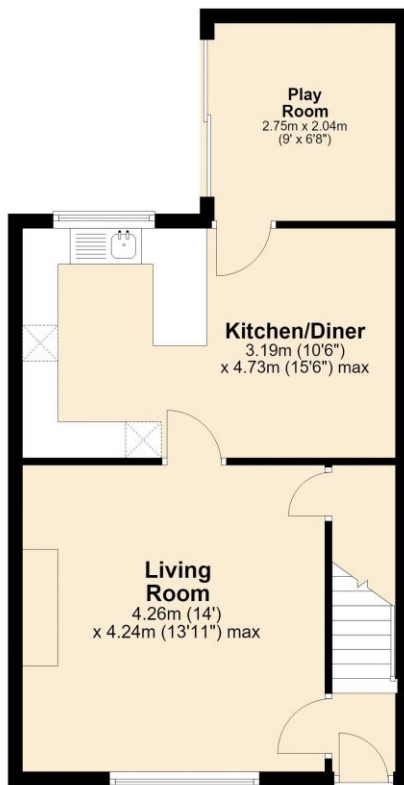
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

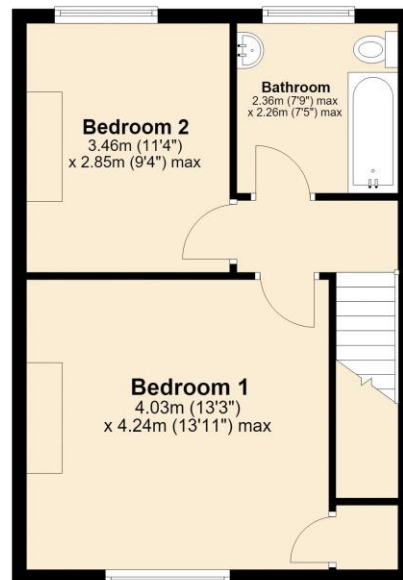
Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 83.3 sq. metres (896.6 sq. feet)

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