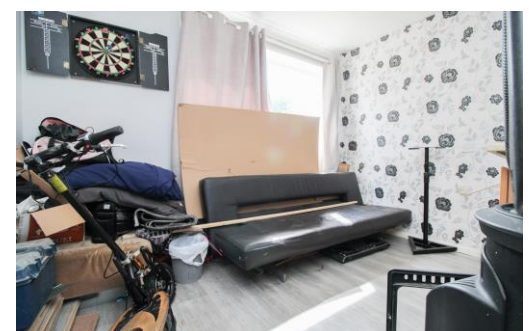




Jobling Avenue, Blaydon-On-Tyne, Tyne And Wear, NE21 4RR

*****CHAIN FREE***** This spacious three bedroom semi detached home on Jobling Avenue, Winlaton offers a fantastic opportunity for buyers looking to put their own stamp on a property. In need of some modernisation, the home offers generous living space including a lounge, separate kitchen and dining room, with three good sized bedrooms and family bathroom. Externally, there is a driveway and spacious enclosed rear garden ideal for entertaining. A home with plenty of potential and scope to improve. Awaiting EPC.



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

Driveway

Semi Detached

Gardens

Three Bedrooms

Awaiting EPC

£105,000

Lounge 18' 0" x 11' 11" (5.49m x 3.64m) Max
Spacious lounge looking out onto the front garden area.

Dining Room 10' 6" x 8' 7" (3.19m x 2.61m)
Separate dining area with pleasant outlook to the rear garden.

Kitchen 10' 1" x 8' 7" (3.07m x 2.61m)
Features a range of wall and base units for storage and space for white goods. Leading to the side access of the house and additional storage areas.

Bedroom 1 10' 3" x 10' 1" (3.12m x 3.07m) Max

Bedroom 2 13' 5" x 8' 6" (4.08m x 2.58m) Max

Bathroom 7' 0" x 5' 10" (2.14m x 1.78m)
Features bath with overhead shower, w/c and wash basin.

Bedroom 3 10' 0" x 8' 5" (3.04m x 2.57m) Max

Externally

There is a driveway and lawned garden to the front and enclosed garden area to the rear with lawn, patio and storage areas.

Additional Information

Awaiting EPC Rating. Council tax band A. We understand this property is freehold. 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.





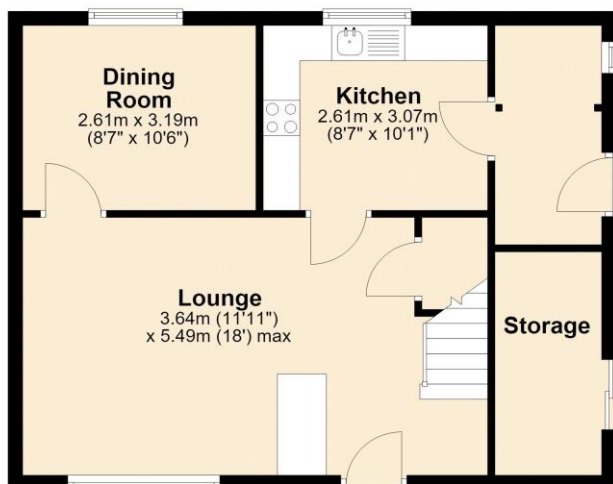
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

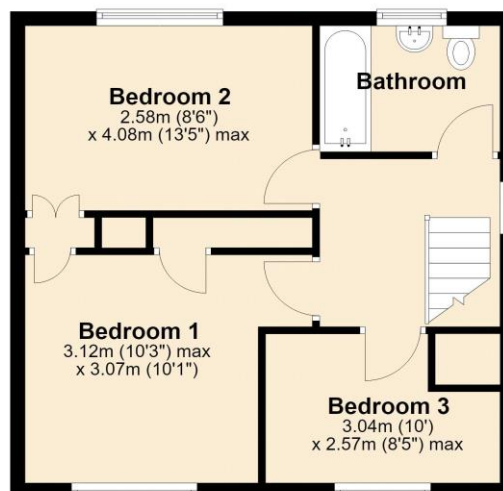
Ground Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 98.3 sq. metres (1058.0 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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