



## 2 bed semi-detached house to buy in NE21

Cromwell Avenue, Blaydon,  
Blaydon-on-Tyne, Tyne and wear, NE21  
4RG

**£120,000** Offers over

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two bedroom
- ✓ Semi-detached house
- ✓ Driveway to front
- ✓ Rear garden
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are proud to present this outstanding two-bedroom semi-detached house in the Winlaton area, which boasts excellent transport links and is conveniently located close to local amenities. The property features a driveway to the front and a rear garden. The accommodation briefly comprises an entrance porch, hall, shower room, lounge, kitchen, stairs to the 1st floor, master bedroom, and a second bedroom. Furthermore, the property comes with a driveway to the front and a garden area. This is an opportunity not to be missed!

Council Tax Band: A

Tenure: Freehold

Price: Offers over £120,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance porch

Built-in storage cupboard, double glazed window and door.

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## Hall

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## Shower room

Shower area, low-level W/C, wash hand basin, double-glazed window, gas central heating radiator.



## Lounge

3.16m x 4.68m (10'4" x 15'4")

Double-glazed window and a gas central heating radiator.

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## Kitchen

2.01m x 4.22m (6'7" x 13'10")

Double-glazed window, gas central heating radiator, sink unit with mixer tap, plumbed for washer, gas cooker point, extractor hood, fitted wall and base units with a roll top work surfaces and a door to the external.



## Stairs to first floor

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## Master bedroom

3.32m x 3.17m (10'10" x 10'4")

Double-glazed window and gas central heating radiator



## Bedroom two

4.73m x 2.52m (15'6" x 8'3")

Double-glazed window and gas central heating radiator.



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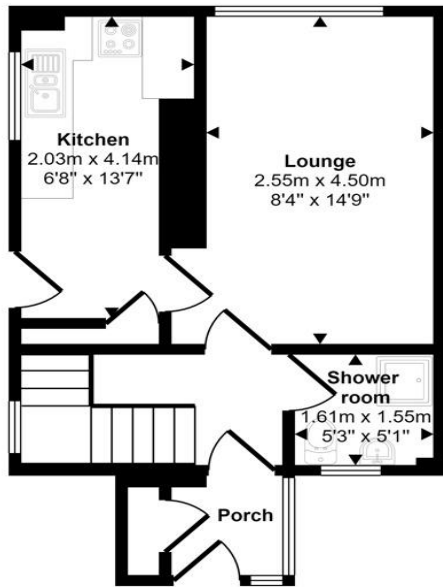
## Driveway

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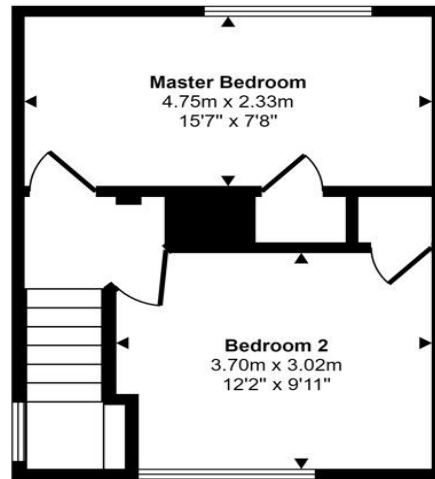
## Rear garden



Approx Gross Internal Area  
62 sq m / 662 sq ft



Ground Floor  
Approx 32 sq m / 345 sq ft



First Floor  
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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