



Heddon View

Blaydon

- Semi Detached House
- Three Bedrooms
- Gardens
- No Chain
- Can be sold with tenant

£ 90,000



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13 Heddon View

Blaydon, NE21 4RL

ATTENTION ALL BUYERS, WE OFFER THIS THREE BEDROOM SEMI DETACHED FAMILY HOME WITH CURRENT TENANT. MONTHLY RENT IS £450PCM ON AN AST ROLLING CONTRACT AND CAN BE SOLD WITH THE TENANT INSITU. SITUATED IN BLAYDON, THE PROPERTY IS IDEALLY PLACED CLOSE BY TO LOCAL AMENITIES AND TRANSPORT LINKS.

ACCOMMODATION COMPRISES: ENTRANCE HALLWAY, LOUNGE AND KITCHEN. TO THE FIRST FLOOR, THERE ARE THREE DOUBLE BEDROOMS AND MODERN FITTED FAMILY BATHROOM. EXTERNALLY THERE ARE GARDENS TO THE FRONT AND REAR.

The accommodation:

Entrance:

Stairs to first floor, storage cupboard and radiator.

Lounge:

12'11" 3.94m x 11'0" 3.35m

Two double glazed windows to the front and radiator.

Kitchen:

17'8" 5.38m x 8'1" 2.46m

Double glazed window to the rear, door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, gas hob, electric oven and extractor hood.

First Floor Landing:

Double glazed window to the side, storage cupboard and loft access.

Bedroom One:

11'2" 3.40m x 10'4" 3.15m

Two double glazed windows to the front and radiator.

Bedroom Two:

10'11" 3.33m x 8'3" 2.52m

Double glazed window to the rear and radiator.

Bedroom Three:

9'0" 2.74m x 7'6" 2.29m

Double glazed window to the rear and radiator.

Bathroom:

Double glazed frosted window to the front, panelled bath with shower over, pedestal wash hand basin, low level wc, tiled walls, tiled floor and radiator.

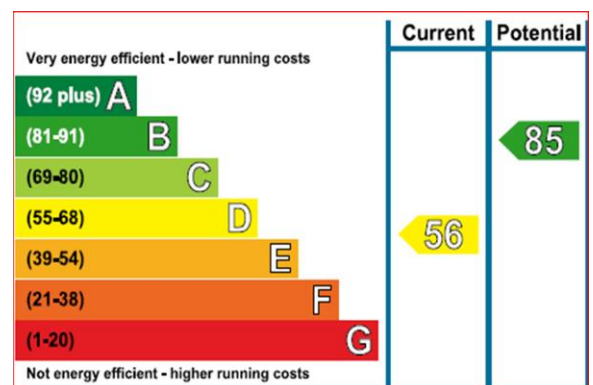
Externally:

There are gardens to the front and rear.

RY00005600/SP/EW/21.08.2020/V.4.

TENURE

It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

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