



**Blunt Street**  
**Maybank, ST5 9NA**

- A BEAUTIFULLY PRESENTED HOME
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- A TERRACED PROPERTY
- A LOVELY AREA
- CLOSE TO WALKS & AMENITIES
- UPDATED KITCHEN & BATHROOM
- REAR PAVED YARD

**Offers In Excess Of £120,000**





## Property Description

INTRO Roll on up to a fabulous property for sale here in Blunt Street. On the doorstep to local nature walks and amenities, this home is situated in an ideal spot and is beautifully presented throughout! Comprising lounge, dining room, kitchen, ground floor bathroom and two bedrooms. On road parking, and a rear paved yard. UPVC double glazing and gas central heating. UPVC double glazed windows and doors and gas central heating from a combi boiler. Ready to move into- Viewing essential!

DIRECTIONS Please use postcode ST5 9NA for Sat Nav purposes. From the main road, turn into Blunt Street where the property can be found on the right hand side as identified by our For Sale sign.

DINING ROOM 12' 1" x 11' (3.68m x 3.35m) UPVC front entrance door. Window to the front, radiator. Concealed meter cupboards. Coving to the ceiling. Laminate flooring. Feature fireplace.

LOUNGE 12' 1" x 10' 11" (3.68m x 3.33m) Window to the





rear, radiator. Laminate flooring. Coving to the ceiling. Useful understairs store area.

**KITCHEN** 11' 11" x 6' (3.63m x 1.83m) A nicely presented updated suite with base and wall mounted cupboard units, worksurfaces. Window to the side. Single drainer sink unit. Glowworm Flexicom 30CX gas combi boiler. Plumbing/space for a washing machine and space for an oven/grill. Space for a tall standing fridge freezer. Tiled floor. Loft access. Open doorway to:

REAR HALL UPVC side access door. Tiled floor. Door to:



**BATHROOM** 7' 2" x 6' (2.18m x 1.83m) A white fitted suite comprising panelled bath with overbath shower, low level W.C and wash hand basin. Grey/Anthracite tall radiator. Half tiled walls, tiled flooring. Spotlights to the ceiling. Door to useful store cupboard.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 12' x 11' (3.66m x 3.35m) Window to the front, radiator. Coving to the ceiling.

**BEDROOM TWO** 12' 1" x 10' 11" (3.68m x 3.33m) Window to the rear, radiator. Coving to the ceiling. Open door to a useful walk in store cupboard, with access to the loft.



#### EXTERNALLY

**REAR YARD** A paved rear yard, enclosed by brick wall and gated access.

**ADDITIONAL NOTES** The property benefits from UPVC double glazing and gas central heating from a combi boiler. Ideal location for road links/bus routes, with amenities nearby and lovely walks on the doorstep to May Bank/The Marsh, as pictured.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

**NOTE** The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes





are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

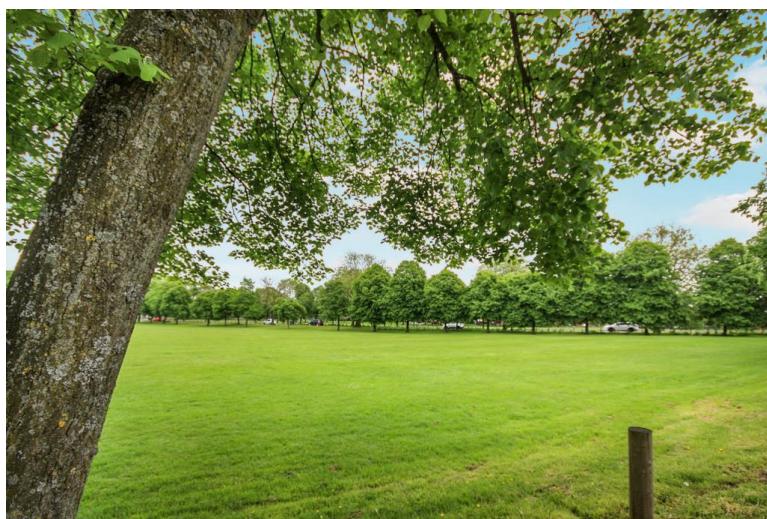
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### EPC RATING (PDF available online)

Current: 62D Potential: 81B





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and not to scale. The plan is for guidance purposes only and should be used as such by any prospective purchaser or tenant.  
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The services, systems, appliances, fixtures and fittings have not been tested and no guarantee as to their operation or efficiency can be given.  
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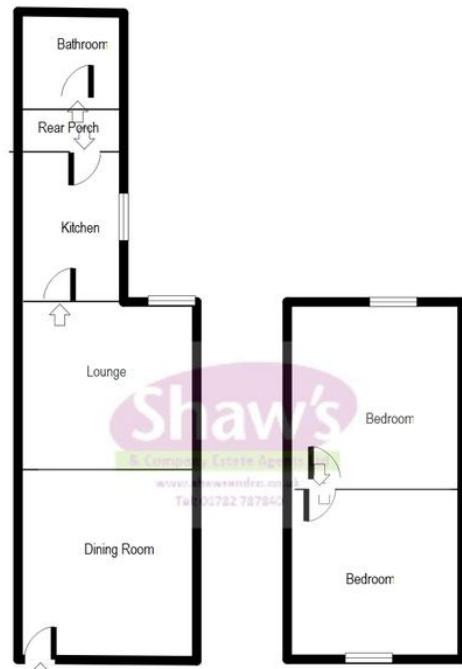
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