



## Chesmond Drive, Blaydon-on-Tyne, Tyne and Wear

3 Good Size Bedrooms | Premier Suburban Location | Security Alarm | Single Garage | Generous Driveway providing additional Off-Road Parking | No Upward Chain and Vacant Possession on Completion

Asking Price: **£175,000 (Guide Price)**

**KWENERGISE**



# Chesmond Drive, Blaydon-on-Tyne, Tyne and Wear

## DESCRIPTION

Keller Williams are proud to present this delightful 3-bedroom traditional semi-detached property in the popular location of Blaydon-On-Tyne in Tyne and Wear. Accommodation – A charming and spacious 3-bedroom semi-detached residence with UPVC double glazing and gas central heating. The property is Leasehold with 40 years remaining on the lease and requires a scheme of improvement. Upon completion, this home will briefly comprise: - GROUND FLOOR: Reception Hall, Living Room, Dining Room, Kitchen with attached Garage. FIRST FLOOR: Landing, three Bedrooms, Family Bathroom. OUTSIDE, Attached Single Garage with power, mature front garden laid to lawn with low maintenance decorative block paved driveway providing additional off-road parking.



### Entrance Hall

UPVC front door giving access to the entrance hall.

### Lounge

*5.70m x 4.45m (18'8" x 14'7")*

UPVC double glazed windows to front, carpet, radiators, electric fire with hearth and surround, coving, wall lights.

### Dining Room

*4.7m x 1.7m (15'5" x 5'7")*

Glazed French doors leading to kitchen, hardwood effect laminate flooring.

### Kitchen

*5.30m x 3.60m (17'5" x 11'10")*

Fitted with a range of wall and floor kitchen units in black and fitted oven, granite-effect worktops. 1.5 Sink with mixer tap, radiator, UPVC double glazed window with fitted blind, Island unit with electric hob with stainless steel chimney extractor over. Plumbing for washing machine. Hardwood effect luxury laminate floor with access to dining room.

### Landing

Carpeted, UPVC double glazed window.

### Bedroom

*4.40m x 2.80m (14'5" x 9'2" max)*

Having UPVC double glazed window to front aspect, radiator, built in wardrobe.

### Bedroom

*3.20m x 2.65m (10'6" x 8'8")*

UPVC window, radiator.

### Bedroom

*2.55m x 2.45m (8'4" x 8'0")*

UPVC window, radiator.

### Bathroom

*2.80m x 1.64m (9'2" x 5'5")*

4-piece suite in white comprising of low-level WC, stylish basin with mixer tap, white panelled cupboard under basin, full-size bath with mixer tap, separate free standing shower unit with thermostatic shower. Wall mounted bathroom cabinet with vanity mirror. Tiled walls in white and tiled floor. Spotlights to ceiling, radiator, extractor fan and frosted UPVC double glazed window with roller blind.

### Garage

*4.75m x 2.50m (15'7" x 8'2")*

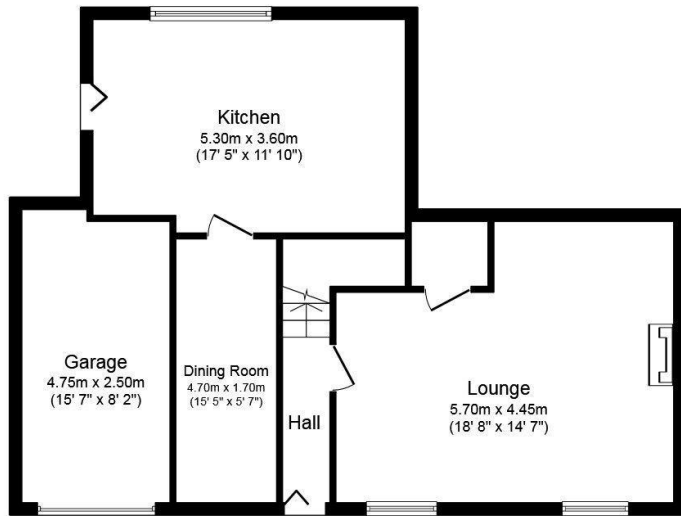
Up-and-over door to the front.

#### **Outdoor Space**

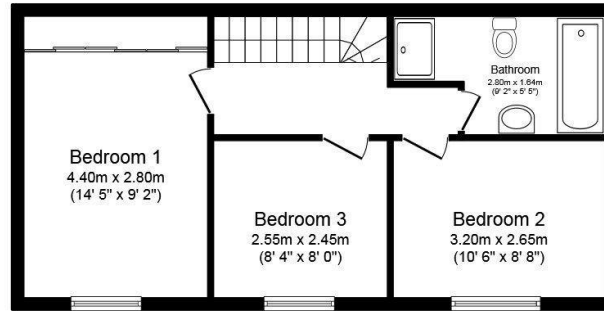
The front of the property has a block-paved driveway leading to a single attached garage. The front garden is laid to lawn with an established border hedge. Side access to the rear garden with security gate.







**Ground Floor**



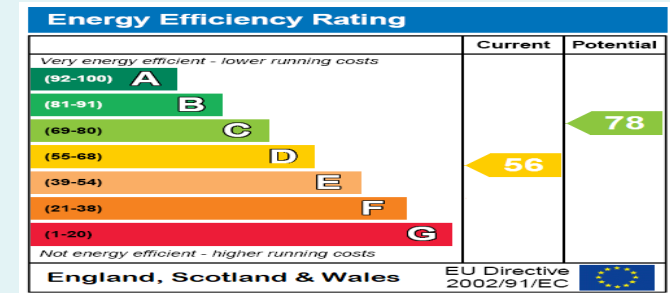
**First Floor**

Total floor area 116.9 sq.m. (1,258 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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**OPENING HOURS**

None