



20 Ennerdale Crescent, Winlaton, Blaydon-on-Tyne, NE21 6PS

Offers Over £130,000



Key features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINING
- FITTED KITCHEN
- MODERN BATHROOM
- LOW MAINTENANCE GARDENS TO FRONT AND REAR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- NO ONWARD CHAIN



Description

Ennerdale Crescent, Winlaton, Blaydon-on-Tyne, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find two inviting reception rooms that offer versatility for various living arrangements, whether it be a cosy lounge or a formal dining area. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a perfect spot to enjoy the garden views throughout the seasons.

The property features a well-appointed bathroom, ensuring convenience for daily routines. Parking is available for one vehicle, with options to park both at the front and rear of the house, adding to the practicality of this lovely home.

One of the standout features of this property is that it comes with no onward chain, making the buying process smoother and more straightforward. This semi-detached house is not only a wonderful place to live but also a fantastic investment opportunity in a desirable location.

With its appealing layout and potential for personalisation, this home is ready to welcome its new owners. Do not miss the chance to make this charming property your own.



ENTRANCE HALL

LOUNGE/DINER

20'0" x 11'4"

CONSERVATORY

9'2" x 9'0"

KITCHEN

8'10" x 7'10"

SIDE PORCH

9'7" x 4'0"

FIRST FLOOR LANDING

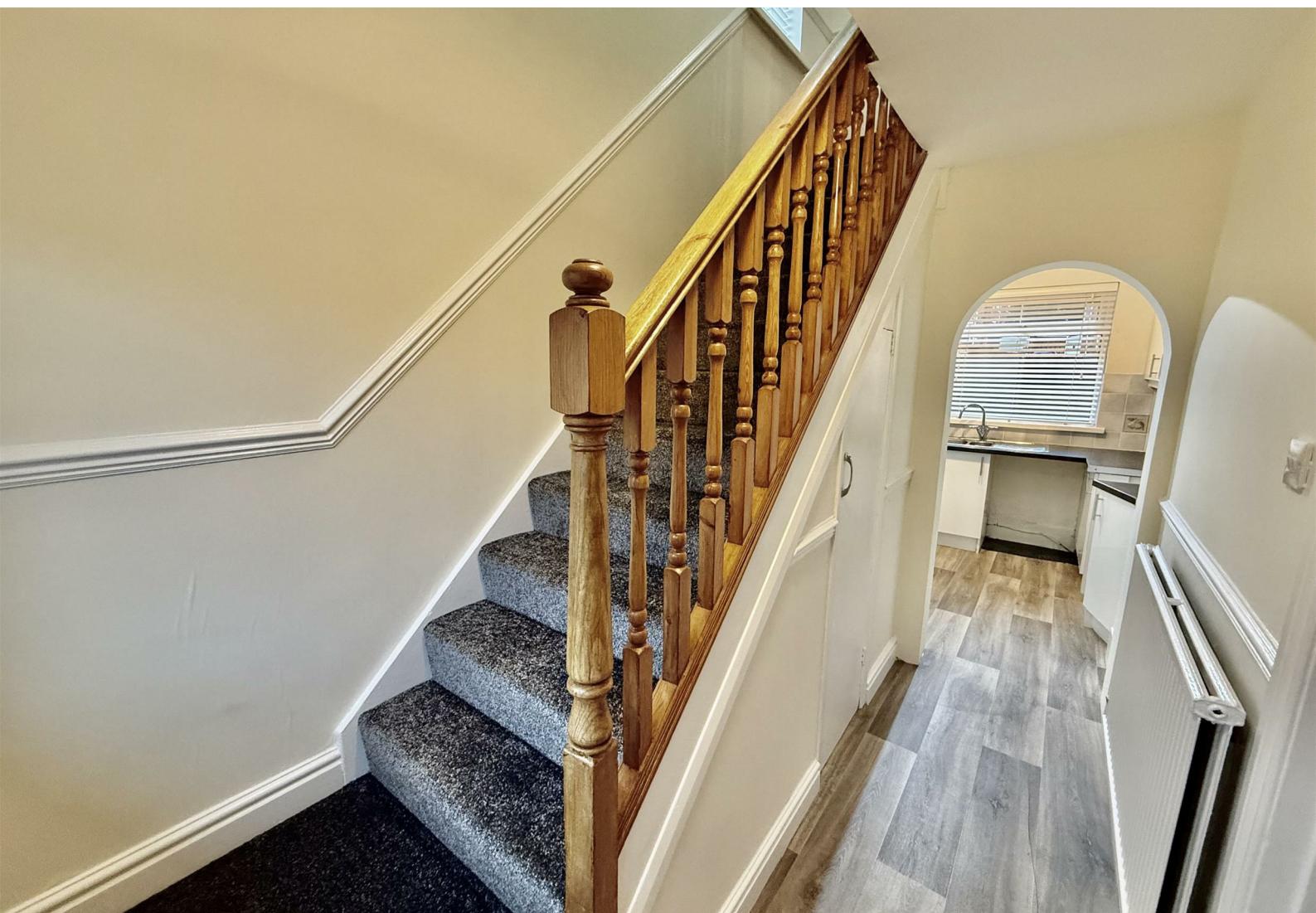
BEDROOM ONE

12'0" x 8'0"

BEDROOM TWO

10'0" x 9'0"







BATHROOM

6'0" x 5'0"

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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