



9 Fairway, Blaydon-on-Tyne, Tyne & Wear, NE21 4LL
Offers In The Region Of £240,000



Key features

- FAMILY HOME
- BEAUTIFUL KITCHEN/DINER
- CONSERVATORY
- UTILITY ROOM
- MODERN BATHROOM WITH SHOWER
- REAR ELEVATED GARDEN
- OFF STREET PARKING FOR TWO CARS
- GARAGE
- GREAT LOCATION
- VIEWING COMES HIGHLY RECOMMENDED



Description

This delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the beautiful kitchen/diner, which provides ample space for family meals and gatherings. This area is not only functional but also stylish, making it a wonderful place to create lasting memories.

The property further benefits from a conservatory, which adds an extra dimension to the living space, allowing for an abundance of natural light and a seamless connection to the garden. This versatile area can be used as a playroom, study, or simply a tranquil spot to enjoy the views of the outdoor space.

For those with vehicles, off-street parking is available, ensuring convenience and security. Additionally, the garage provides further storage options or can be utilised for hobbies and projects.

This semi-detached house is not just a property; it is a great family home that offers comfort, style, and practicality in a lovely neighbourhood. With its appealing features and thoughtful layout, it is sure to attract interest from families looking to settle in this vibrant community. Do not miss the chance to make this wonderful house your new home.



ENTRANCE HALL

12 3 x 6

LOUNGE

14 10 x 12

KITCHEN/DINER

18 x 10 10

UTILITY

8 7 x 7 2

CONSERVATORY

17 x 8

FIRST FLOOR

BEDROOM ONE

11 10 x 11 7

BEDROOM TWO

11 10 x 10 11

BEDROOM THREE

8 10 x 7 7







BATHROOM

8 x 5

GARDEN

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.



Ground Floor **First Floor**

Total Area: 114.9 m² ... 1237 ft²

All measurements are approximate and for display purposes only

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

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

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
 https://www.carousestateagents.com

