



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

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Ground Floor

First Floor

Total Area: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 84        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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

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