







3



1



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- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Freehold
- Call For More Information
- Period Home
- Close To Nature Reserve
- Double Glazing
- Council Tax Band \*A\*
- Video Tour Available







**\*\* Video Tour on our YouTube Channel |**  
[https://youtu.be/o\\_zJLh3mwPw](https://youtu.be/o_zJLh3mwPw) **\*\***

This charming semi-detached house is located in Blagdon Terrace, Seaton Burn.

The historic property, originally built circa 1894, is part of the residence of the colliery owner, which was divided into three substantial period homes, and now offers a unique blend of character and modern convenience.

Internally the property briefly comprises to the ground floor: - entrance hallway, generous lounge with original feature fireplace, dining kitchen with a range of fitted wall and floor units and a handy utility room. To the first floor there are there are three bedrooms and the family bathroom WC with feature double ended bathtub. The property further benefits from gas central heating, double glazing, and outhouse storage & separate garage.

Blagdon Terrace offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities. Don't miss the opportunity to own a piece of history in this delightful property.

Contact us today to arrange a viewing and make this house your new home. Please call 0191 236 2070 for more information.

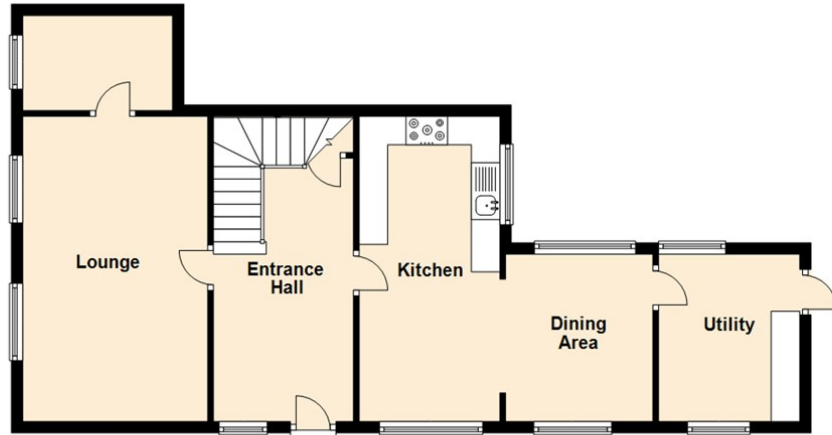
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

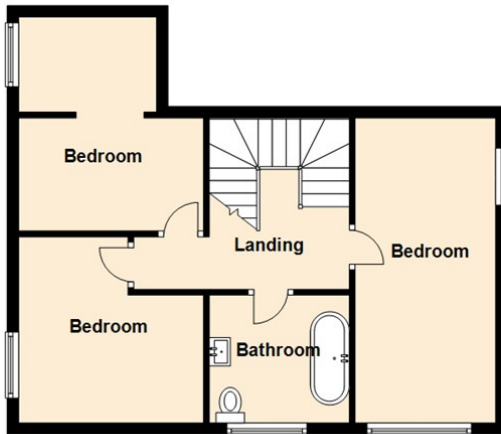
Council Tax band \*A\*



Ground Floor



First Floor



## The difference between house and home

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Lounge 17'6" x 10'5" (5.35 x 3.19)

Kitchen 17'6" x 7'6" (5.35 x 2.29)

Utility Room 8'9" x 6'0" (2.68 x 1.84)

Dining Room 8'8" x 8'7" (2.65 x 2.62)

Bedroom One 17'6" x 7'6" (5.35 x 2.30)

Bedroom Two 10'9" x 10'5" (3.29 x 3.19)

Bedroom Three 10'5" x 10'11" (3.19 x 3.33)

### 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>	71	82
(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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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