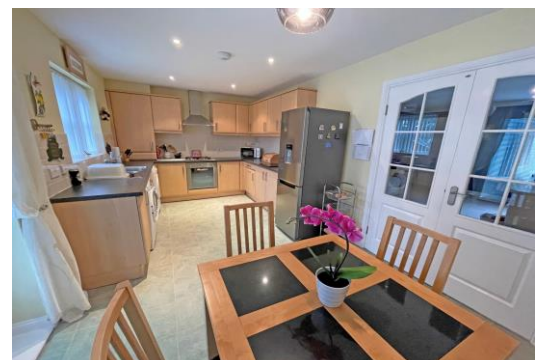




Primrose Gardens Blaydon

- Detached House
- Three Bedrooms
- Kitchen Diner
- Front & Rear Gardens
- Driveway & Garage

OIEO £ 210,000



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10 Primrose Gardens

Blaydon, NE21 4NU

A SPACIOUS AND WELL PRESENTED MID LINK PROPERTY ON THIS POPULAR CUL-DE-SAC AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE HALL WITH DOWNSTAIRS WC/CLOAKS, LEADING TO SPACIOUS LIVING ROOM, LARGE KITCHEN DINER AND ON TO A CONSERVATORY. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS AND A FURTHER LARGE SING BEDROOM. THE MASTER BEDROOM HAS FITTED WARDROBES AND ACCESS TO AN EN-SUITE SHOWER ROOM. THERE IS ALSO A FAMILY BATHROOM. EXTERNALLY THERE IS AN ENCLOSED REAR GARDEN WITH ACCESS TO THE GARAGE AND TO THE FRONT A GARDEN AND DRIVEWAY.

The accommodation:

Entrance:

UPVC door to the front, UPVC window, tiled floor and radiator.

WC:

UPVC window, pedestal wash hand basin, low level wc and radiator.

Lounge: 15'1" 4.59m x 14'8" 4.47m

UPVC window, under stairs storage and two radiators.

Breakfasting Kitchen: 17'10" 5.44m x 9'7" 2.92m

UPVC window, French doors to conservatory, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit, tiled splash backs, integrated gas hob and electric oven, plumbed for washing machine and radiator.

Conservatory:

UPVC conservatory and door to garden.

First Floor Landing:

Loft access, storage and radiator.

Bedroom One: 13'2" 4.01m x 8'5" 2.57m

UPVC window, fitted wardrobes and radiator.

En Suite:

UPVC window, large shower, low level wc, wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 11'5" 3.48m x 8'5" 2.57m

UPVC window and radiator.

Bedroom Three: 9'0" 2.74m x 7'3" 2.21m

UPVC window and radiator.

Bathroom:

Bath with shower, low level wc, fully tiled and heated towel rail.

Externally:

To the rear of the property there is an enclosed garden. To the front there is a garden with a driveway providing off street parking leading to a garage.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: C

EPC Rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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