



Harriet Street Blaydon

- Mid Terrace House
- Two Bedrooms
- Rear Yard
- Ideal First Time Buy
- Viewing Advised

£ 95,000



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SAYER

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15 Harriet Street

Blaydon, NE21 4DE

A VERY WELL PRESENTED MID TERRACE HOME IN THE POPULAR LOCATION OF BLAYDON. IDEAL FOR FIRST TIME BUYERS THIS PROPERTY OFFERS GOOD SIZED ROOMS WITH EXCELLENT ACCESS TO LOCAL AMENITIES. COMPRISING OF A PLEASANT LIVING ROOM WITH FEATURE INGLENOOK FIREPLACE, MODERN KITCHEN WITH DOOR THAT LEADS ON TO THE LARGE REAR YARD. UPSTAIRS THERE IS A LARGE DOUBLE BEDROOM WITH STORAGE, SECOND DOUBLE BATHROOM AND FAMILY BATHROOM. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Lounge: 15'10" 4.83m max x 13'8" 4.17m

UPVC window to the front, composite door to the front, Inglenook fireplace and under stairs storage.

Kitchen: 15'9" 4.80m x 6'2" 1.88m

UPVC window and UPVC door to the yard, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and radiator.

First Floor Landing:

Bedroom One: 12'6" 3.81m into alcove x 9'9" 2.97m

UPVC window, storage and radiator.

Bedroom Two: 10'4" 3.15m x 8'9" 2.67m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, low level wc, pedestal wash hand basin and heated towel rail.

Externally:

There is a yard to the rear which could be suitable for off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.

16 Branches across the North-East

