



Frances Street Blaydon

- Mid Terrace House
- Three Bedrooms
- Garden
- Yard
- On Street Parking

£ 120,000



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ROOK
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SAYER

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27 Frances Street

Blaydon, NE21 4EP

THIS CHARMING TERRACED PROPERTY IN A GOOD CONDITION IS NOW AVAILABLE FOR SALE, MAKING IT AN IDEAL HOME FOR COUPLES. THE HOUSE BOASTS ONE RECEPTION ROOM WITH A LOVELY GARDEN VIEW, PERFECT FOR RELAXING AND ENTERTAINING GUESTS.

THE PROPERTY FEATURES THREE BEDROOMS, WITH THE FIRST BEDROOM OFFERING A COMFORTABLE DOUBLE SIZE AND CONVENIENT BUILT-IN WARDROBES. THE SECOND AND THIRD BEDROOMS ARE BOTH SINGLE-SIZED AND SPACIOUS, PROVIDING FLEXIBILITY FOR VARIOUS NEEDS.

A WELL-MAINTAINED KITCHEN WITH WOOD COUNTERTOPS ADDS A TOUCH OF WARMTH TO THE HOME, CREATING A WELCOMING ATMOSPHERE FOR COOKING. THE PROPERTY ALSO INCLUDES A MODERN BATHROOM FOR YOUR CONVENIENCE.

LOCATED IN AN AREA WITH LOCAL AMENITIES AND WALKING ROUTES NEARBY, THIS HOME OFFERS BOTH CONVENIENCE AND TRANQUILLITY. THE PRESENCE OF A GARDEN ENHANCES THE OUTDOOR LIVING EXPERIENCE, PROVIDING A PRIVATE SPACE TO ENJOY THE FRESH AIR AND NATURE.

DON'T MISS OUT ON THE OPPORTUNITY TO OWN THIS LOVELY TERRACED PROPERTY WITH ITS APPEALING FEATURES AND COSY FEEL. CONTACT US TODAY TO ARRANGE A VIEWING AND MAKE THIS HOUSE YOUR NEW HOME.

The accommodation:

Entrance:
UPVC door to the front and tiled floor.

Lounge: 16'0" 4.88m max x 15'8" 4.78m
UPVC window to the front, electric fire and radiator.

Kitchen: 9'10" 2.99m x 9'0" 2.74m
UPVC window and door, fitted with a range of matching wall and base units with wooden work surfaces above incorporating sink and drainer, tiled splash backs, integrated electric oven and grill, fridge freezer, plumbed for washing machine and radiator.

Rear Porch:
UPVC window, sliding door to the yard and tiled floor.

Bathroom:
Panelled bath with shower, low level wc, wash hand basin, fully clad wall, tiled floor and heated towel rail.

First Floor Landing:
Loft access.

Bedroom One: 15'10" 4.83m max x 7'7" 2.31m
UPVC window, fitted storage and radiator.

Bedroom Two: 9'8" 2.95m x 7'10" 2.39m
UPVC window and radiator.

Bedroom Three: 10'2" 3.10m x 7'11" 2.41m
UPVC window and radiator.

Externally:
There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL MODEM
Mobile Signal Coverage Blackspot: NO
Parking: STREET 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
RY00006766.VS.EW.27.03.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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

