



King Oswald Drive Blaydon

- End Terrace Townhouse
- Three Bedrooms
- Ground Floor WC
- Front & Rear Gardens
- Driveway

£ 175,000



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ROOK
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46 King Oswald Drive

Blaydon, NE21 4FE

A VERY STYLISH HOME ON THE POPULAR STELLA RIVERSIDE ESTATE WITH EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS. COMPRISING OF ENTRANCE PORCH, LIVING ROOM WITH STORAGE UNDER STAIRS, UPGRADED KITCHEN, WITH SOME INTEGRATED APPLIANCES AND FRENCH DOORS LEADING ON TO THE SOUTH FACING GARDEN. THERE IS A DOWNSTAIRS WC ALSO. ON THE FIRST LEVEL THERE ARE TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM AND ON THE SECOND FLOOR A LARGE MASTER BEDROOM. EXTERNALLY THERE IS A PLEASANT GARDEN TO THE FRONT AND TO THE REAR A LOW MAINTENANCE SOUTH FACING GARDEN. THERE IS ALSO AN ALLOCATED PARKING SPACE WHICH COMES WITH THE PROPERTY. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Entrance:

Composite door to the front and radiator.

Lounge: 14'11" 4.55m max x 11'8" 3.56m

UPVC window, under stairs storage and radiator.

WC:

Low level wc, pedestal wash hand basin and radiator.

Kitchen: 11'7" 3.53m x 8'9" 2.67m

UPVC French doors to the rear, fitted with a range of upgraded wall and base units with work surfaces above incorporating sink and drainer, integrated induction hob and oven, integrated washing machine and dishwasher, tiled floor and radiator.

First Floor Landing:

Radiator.

Bedroom Two: 11'10" 3.61m x 11'8" 3.56m

Two UPVC window and radiator.

Bedroom Three: 11'8" 3.56m x 7'7" 2.31m

UPVC window and radiator.

Bathroom wc:

Bath with shower over, low level wc, pedestal wash hand basin, part tiled and radiator.

Second Floor Landing:

Storage.

Bedroom One: 20'4" 6.20m x 8'5" 2.57m

Three skylights, storage and radiator.

Externally:

To the rear of the property there is a south facing garden with artificial grass and patio. To the front there is also a garden with a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

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: C

EPC RATING: C

RY00006721.VS.EW.12.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 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.

16 Branches across the North-East

