



Western Way Axwell Park, Blaydon

Situated in a highly sought-after location with local amenities within easy reach. This property is truly a gem, perfect for families looking for their forever home.

The house features an impressive four bedrooms, three of which are spacious doubles and one single. This provides plenty of room for a growing family or visiting guests. The property also includes a bathroom and shower room.

The heart of this beautiful home is the kitchen, complete with a separate utility room, granite countertops and a cosy breakfast area - perfect for enjoying a cup of tea in the morning. It's an ideal space for cooking up a storm or entertaining family and friends.

A standout feature of this property is the large open-plan reception room, complemented with large windows that let in an abundance of natural light. It's a fantastic space to relax, entertain and make memories. The conservatory is an superb addition to this fantastic home and as it is fitted with heating it is useable all year round.

Stepping outside, the property boasts a large rear garden complete with a summer house. It's a perfect space for the kids to run around or to host summer barbeques. Residents of Axwell Park also get exclusive access to a private lake, park and tennis court - a truly unique offering.

Offers In Excess Of: £400,000

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18 Western Way

Axwell Park, Blaydon, NE21 5NS

SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION WITH LOCAL AMENITIES WITHIN EASY REACH. THIS PROPERTY IS TRULY A GEM, PERFECT FOR FAMILIES LOOKING FOR THEIR FOREVER HOME.

THE HOUSE FEATURES AN IMPRESSIVE FOUR BEDROOMS, THREE OF WHICH ARE SPACIOUS DOUBLES AND ONE SINGLE. THIS PROVIDES PLENTY OF ROOM FOR A GROWING FAMILY OR VISITING GUESTS. THE PROPERTY ALSO INCLUDES A BATHROOM AND SHOWER ROOM.

THE HEART OF THIS BEAUTIFUL HOME IS THE KITCHEN, COMPLETE WITH A SEPARATE UTILITY ROOM, GRANITE COUNTERTOPS AND A COSY BREAKFAST AREA - PERFECT FOR ENJOYING A CUP OF TEA IN THE MORNING. IT'S AN IDEAL SPACE FOR COOKING UP A STORM OR ENTERTAINING FAMILY AND FRIENDS.

A STANDOUT FEATURE OF THIS PROPERTY IS THE LARGE OPEN-PLAN RECEPTION ROOM, COMPLEMENTED WITH LARGE WINDOWS THAT LET IN AN ABUNDANCE OF NATURAL LIGHT. IT'S A FANTASTIC SPACE TO RELAX, ENTERTAIN AND MAKE MEMORIES. THE CONSERVATORY IS AN SUPERB ADDITION TO THIS FANTASTIC HOME AND AS IT IS FITTED WITH HEATING IT IS USEABLE ALL YEAR ROUND.

STEPPING OUTSIDE, THE PROPERTY BOASTS A LARGE REAR GARDEN COMPLETE WITH A SUMMER HOUSE. IT'S A PERFECT SPACE FOR THE KIDS TO RUN AROUND OR TO HOST SUMMER BARBEQUES. RESIDENTS OF AXWELL PARK ALSO GET EXCLUSIVE ACCESS TO A PRIVATE LAKE, PARK AND TENNIS COURT - A TRULY UNIQUE OFFERING.

TO TOP IT ALL OFF, THERE IS OFF-STREET PARKING AVAILABLE, ADDING AN EXTRA LAYER OF CONVENIENCE TO THIS BEAUTIFUL HOME. THIS PROPERTY HAS BEEN METICULOUSLY MAINTAINED AND IS READY FOR YOU TO MOVE IN AND START YOUR NEW CHAPTER. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY.

Entrance:

Composite door to the front, UPVC window door to hallway with cloaks cupboard, solid wood flooring and radiator.

WC:

Low level wc and wash hand basin.

Lounge/Dining Room: 24'6" 7.47m plus bay x 11'10" 3.61m into alcove

UPVC bay window to the front, wall mounted electric fire, radiator and door to conservatory.

Kitchen: 17'11" 5.46m x 14'6" 4.42m L Shaped

UPVC window, fitted with a range of matching wall and base units with granite work surfaces above incorporating Belfast sink unit, Range style cooker, integrated dishwasher, integrated fridge and freezer, breakfast bar and glass bi folding doors to;

Conservatory: 15'5" 4.70m max x 14'2" 4.32m

UPVC conservatory, UPVC French doors to the garden and two wall mounted electric heaters.

Utility Room:

UPVC door, fitted with a range of matching base units with work surfaces above, wash basin, plumbed for washing machine and radiator.

Study: 7'10" 2.39m x 7'3" 2.21m
UPVC window, desk with storage and radiator.

First Floor Landing:

Bedroom One: 15'2" 4.62m into bay x 10'10" 3.30m into alcove
UPVC bay window, to the front and radiator.

Bedroom Two: 11'10" 3.61m x 10'11" 3.33m into alcove
UPVC window and radiator.

Bedroom Three: 12'6" 3.81m x 7'3" 2.21m
UPVC window and radiator.

Bedroom Four: 8'10" 2.69m x 7'4" 2.24m
UPVC window and radiator.

Bathroom:
UPVC window, bath with shower, wash hand basin, low level wc,
storage and fully tiled.

Shower Room:
UPVC window, shower, low level wc, wash hand basin, bidet, fully
tiled and radiator.

Externally:
To the rear of the property there is a garden mainly laid to lawn with
a decked area and a summer house.

To the front there is a garden and a driveway providing off street
parking leading to;

Garage:
With up and over door and small storage space.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY AND GARAGE

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
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

