



Fairway Blaydon

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens, Garage & Driveway
- No Onward Chain

OIEO £ 200,000



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Blaydon, NE21 4LL

THIS PROPERTY SHOWCASES A REMARKABLE BLEND OF COMFORT AND STYLE, TUCKED AWAY IN A SOUGHT-AFTER LOCATION WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES.

THE HOUSE COMPRISES THREE WELL-PROPORTIONED BEDROOMS, ONE SINGLE AND TWO DOUBLES. THE DOUBLE BEDROOMS ARE EQUIPPED WITH BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. IT FURTHER BENEFITS FROM A SINGLE BATHROOM, COMPLETE WITH A SHOWER OVER THE BATH, ENSURING ALL YOUR FAMILY'S NEEDS ARE CATERED FOR.

THE HEART OF THIS HOME IS ITS OPEN-PLAN RECEPTION ROOM THAT PROVIDES A WARM AND INVITING SPACE FOR RELAXATION OR ENTERTAINING. THIS SPACE ALSO OFFERS DIRECT ACCESS TO A BEAUTIFUL SOUTH-FACING GARDEN, PERFECT FOR OUTDOOR LEISURE ACTIVITIES OR ALFRESCO DINING.

THE KITCHEN IS A STANDOUT FEATURE, FILLED WITH NATURAL LIGHT AND COMES COMPLETE WITH A UTILITY ROOM. THIS SPACE IS SURE TO INSPIRE YOUR INNER CHEF AND MAKE YOUR COOKING EXPERIENCE A PLEASURABLE ONE.

ADDITIONAL FEATURES INCLUDE A CONVENIENT DOWNSTAIRS WC, DRIVEWAY, GARAGE, AND THE SIGNIFICANT ADVANTAGE OF NO ONWARD CHAIN. THIS HOME IS IDEALLY SUITED FOR FAMILIES SEEKING A BALANCE OF TRANQUILLITY AND PRACTICALITY IN THEIR NEXT HOME.

DON'T MISS THE OPPORTUNITY TO OWN THIS STUNNING PROPERTY, COMBINING THE BEST OF LOCATION AND DESIGN, ENSURING A HIGH LEVEL OF COMFORT AND CONVENIENCE FOR ITS RESIDENTS. WE RECOMMEND ARRANGING A VIEWING AT THE EARLIEST TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.

The accommodation:

Porch:
UPVC porch to the front and UPVC door to;

Hallway:
Under stairs storage and radiator.

Lounge: 11'9" 3.58m x 11'4" 3.45m
UPVC window to the front, fire with surround, radiator and open plan to;

Dining Room: 10'8" 3.25m x 8'8" 2.64m
UPVC sliding doors to the garden and radiator.

Kitchen: 10'4" 3.15m x 8'8" 2.64m
UPVC Window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven, grill and radiator.

Utility Room:
UPVC door to the garden, access to garage, plumbed for washing machine and radiator.

WC:
UPVC window and low level wc.

First Floor Landing:
UPVC window and storage.

Bedroom One: 11'10" 3.61m x 10'7" 3.22m
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'9" 3.28m x 9'4" 2.84m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 9'0" 2.74m x 7'0" 2.13m
UPVC window and radiator.

Bathroom:
Bath with shower, low level wc, wash hand basin, low level wc, fully tiled, heated towel rail and Bluetooth mirror.

Externally:
There is a South facing garden to the rear. To the front there is a garden with a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

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

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: B

EPC RATING: TBC

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EPC WILL GO HERE

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

