



King Oswald Drive Blaydon

- Semi Detached Townhouse
- Four Bedrooms
- Kitchen Diner
- Two En Suites & Bathroom
- Gardens, Parking & Garage

OIEO £ 230,000



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49 King Oswald Drive

Blaydon, NE21 4FD

WELCOME TO THIS CHARMING SEMI-DETACHED HOUSE, PRESENTED FOR SALE IN GOOD CONDITION AND NESTLED WITHIN A SOUGHT-AFTER LOCATION, JUST A STONE'S THROW AWAY FROM A FAMILY PARK, WALKING AND CYCLING ROUTES. THIS DELIGHTFUL PROPERTY OFFERS A COSY, HOMEY ATMOSPHERE THAT'S PERFECTLY SUITED TO FAMILIES. ON THE FIRST FLOOR THERE IS A WELCOMING RECEPTION ROOM, BATHED IN NATURAL LIGHT THANKS TO THE LARGE WINDOWS. THIS SPACE OFFERS A WONDERFUL SETTING FOR BOTH CASUAL RELAXATION AND HOSTING GATHERINGS WITH LOVED ONES. THE HEART OF THE HOME, UNDOUBTEDLY, IS THE OPEN-PLAN KITCHEN, WHICH ALSO BOASTS A DINING SPACE. THIS SETUP MAKES IT THE IDEAL SPOT FOR FAMILY MEALS, WITH CONVERSATIONS FLOWING AS EFFORTLESSLY AS THE LAYOUT OF THE ROOM.

THE PROPERTY COMPRISES FOUR BEDROOMS, EACH WITH ITS OWN UNIQUE CHARM. THE FIRST BEDROOM IS A SPACIOUS DOUBLE WITH AN EN-SUITE AND A WALK-IN WARDROBE, OFFERING A PRIVATE SANCTUARY FOR THE HOMEOWNERS. THE SECOND BEDROOM, LOCATED ON THE GROUND FLOOR, ALSO HAS AN EN-SUITE, PROVIDING CONVENIENCE AND PRIVACY FOR GUESTS OR OLDER FAMILY MEMBERS. THE REMAINING TWO BEDROOMS ARE SINGLE, PROVIDING AMPLE SPACE FOR CHILDREN OR FOR USE AS A GUEST ROOM.

A 'JACK & JILL' BATHROOM ADDS TO THE PRACTICALITY OF THE HOME, WHILE ADDITIONAL FEATURES SUCH AS AN OFFICE, SEPARATE WC, UTILITY ROOM, GARAGE AND DRIVEWAY ENHANCE THE FUNCTIONALITY OF THIS DWELLING. THE ENCLOSED REAR GARDEN IS THE CHERRY ON TOP, PROVIDING A SAFE AND PRIVATE OUTDOOR SPACE FOR CHILDREN TO PLAY OR FOR ADULTS TO RELAX AND UNWIND.

THIS FAMILY HOME TRULY HAS SO MUCH TO OFFER AND IS WAITING TO WELCOME ITS NEW OWNERS WITH OPEN ARMS. WHETHER IT'S THE CONVENIENT LOCATION OR THE INVITING INTERIOR, THERE'S PLENTY TO LOVE ABOUT THIS HOME.

Entrance:
Wooden door to the front, storage and radiator.

Utility Room:
Plumbed for washing machine and storage.

Office/Bedroom: 16'0" x 4.88m max x 9'4" x 2.84m
UPVC window, storage and radiator.

Bedroom: 12'1" x 3.68m x 9'10" x 2.099m
UPVC window, UPVC French doors to the garden, and radiator.

En Suite:
UPVC window, shower, low level wc, wash hand basin and radiator.

First Floor Landing:

Lounge: 16'2" x 4.93m x 12'11" x 3.94m
UPVC window, UPVC French doors. Electric fire with surround and radiator.

Kitchen Diner: 16'3" x 4.95m x 10'1" x 3.07m
Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit and drainer, integrated gas hob, electric oven, integrated dishwasher and radiator.

WC:
Low level wc, wash hand basin and radiator.

Second Floor Landing:
12'11" x 3.94m x 10'6" x 3.20m

Bedroom:
UPVC window, walk in wardrobe and radiator.

En Suite:
UPVC window, shower, low level wc, wash hand basin and radiator.

Bedroom: 10'0" x 3.05m x 8'6" x 2.58m
UPVC window and radiator.

Bedroom: 10'1" x 3.07m x 7'5" x 2.26m
UPVC window and radiator.

Jack and Jill Bathroom:
Bath, low level wc, wash hand basin and radiator.

Externally:
There are gardens to both the front and the rear of the property, a driveway providing off street parking and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
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: C
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 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.

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