



Clara Street Blaydon

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Loft Room
- No Onward Chain

OIEO £ 105,000



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THIS SURPRISINGLY SPACIOUS PROPERTY BOASTS 3 BEDROOMS, 2 OF WHICH ARE SPACIOUS DOUBLE ROOMS AND THE THIRD A SINGLE ROOM. THE PROPERTY ALSO INCLUDES A BATHROOM FITTED WITH A SHOWER OVER BATH.

THE HEART OF THE HOME IS SURELY THE GOOD-SIZED KITCHEN WHICH IS IDEAL FOR PREPARING FAMILY MEALS. THERE ARE ALSO 2 RECEPTION ROOMS, WITH THE FIRST ONE BEING AN OPEN-PLAN SPACE THAT FEATURES A CHARMING FIREPLACE, PERFECT FOR CREATING A COSY ATMOSPHERE DURING THE COLDER MONTHS. THE SECOND RECEPTION ROOM PROVIDES A DEDICATED DINING SPACE WHERE YOU CAN ENJOY MEALS WITH FAMILY OR ENTERTAIN GUESTS.

THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND COMES WITH A CONVENIENT REAR YARD, OFFERING ADDITIONAL OUTDOOR SPACE. THE LOCATION IS HIGHLY DESIRABLE, WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES WITHIN EASY REACH.

THIS HOUSE WOULD MAKE AN IDEAL PURCHASE FOR FIRST-TIME BUYERS LOOKING TO STEP ONTO THE PROPERTY LADDER, OR FAMILIES SEEKING A NEW PLACE TO CALL HOME. WITH ITS INVITING LIVING SPACES AND EXCELLENT LOCATION, THIS PROPERTY IS NOT TO BE MISSED.

PLEASE CONTACT US FOR FURTHER DETAILS AND TO ARRANGE YOUR VIEWING. DISCOVER THE POTENTIAL THIS TERRACED HOUSE HAS TO OFFER AND IMAGINE THE WONDERFUL HOME IT COULD BECOME FOR THE RIGHT BUYER.

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 13'0" 3.96m into alcove x 12'5" 3.78m

UPVC window to the front, gas fire with surround, radiator and open plan to;

Dining Room: 14'1" 4.29m x 13'7" 4.15m max

UPVC window, two storage cupboards and radiator.

Kitchen: 15'0" 4.57m x 14'0" 4.27m

Two UPVC windows, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 12'0" 3.66m x 10'7" 3.22m

UPVC window and radiator.

Bedroom Two: 11'0'5" 3.18m into alcove x 9'9" 2.97m

UPVC window and radiator.

Bedroom Three: 8'3" 2.52m x 5'11" 1.80m

UPVC window and radiator.

Bathroom:

Bath with shower over, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Loft Room:

Two skylights and stairs.

Externally:

There is a rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 104 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 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

