



Valley Crescent

Blaydon

- Semi Detached House
- Three Bedrooms
- Sun Room
- Gardens
- Driveway & Garage

OIEO £ 225,000



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30 Valley Crescent

Blaydon, NE21 4HJ

WELCOME TO THIS DELIGHTFUL DETACHED HOUSE, NOW AVAILABLE FOR SALE AND IN GREAT CONDITION, SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION SURROUNDED BY ENCHANTING GREEN SPACES. IT'S TRULY A PERFECT PLACE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO RAISE A FAMILY.

THE FIRST BEDROOM IS A COMMODIOUS DOUBLE WITH THE LUXURY OF AN EN-SUITE WITH STUNNING VIEWS ACROSS BLAYDON BURN. THE SECOND BEDROOM IS ALSO A DOUBLE, OFFERING PLENTY OF SPACE FOR RELAXATION. THE THIRD BEDROOM, A SPACIOUS SINGLE, IS VERSATILE AND COULD BE USED AS A HOME OFFICE, A GUEST ROOM, OR A CHILD'S ROOM.

THE HEART OF THE HOME IS THE OPEN-PLAN RECEPTION ROOM, WHICH FEATURES A COSY FIREPLACE - THE PERFECT SPOT TO UNWIND ON CHILLY EVENINGS. THE KITCHEN IS ALSO A STANDOUT, EQUIPPED WITH AN INTEGRATED DISHWASHER THAT MAKES DAILY CHORES A BREEZE.

ONE OF THE CROWNING GLORIES OF THIS PROPERTY IS THE SUNROOM, PROVIDING A LOVELY SPACE TO ENJOY YOUR MORNING COFFEE OR EVENING READ, WHILE TAKING IN THE STUNNING VIEWS THAT SURROUND THIS HOME. BUT THE PROPERTY'S APPEAL IS NOT JUST LIMITED TO ITS INTERIOR. IT ALSO OFFERS AN INVITING REAR GARDEN WITH BOTH DECKING AND LAWN AREAS, PERFECT FOR BARBECUES AND SUMMER GATHERINGS.

TO TOP IT OFF, THE PROPERTY INCLUDES A PRACTICAL GARAGE AND DRIVEWAY, SO YOU'LL NEVER HAVE TO WORRY ABOUT PARKING. WITH ALL THESE FEATURES AND MORE, THIS HOME IS NOT JUST A HOUSE, BUT A SPACE WHERE COUNTLESS MEMORIES CAN BE MADE. DON'T MISS OUT ON THIS OPPORTUNITY TO MAKE IT YOURS.

Entrance:

UPVC door to the front and UPVC window.

Lounge: 23'3" 7.09m x 10'10" 3.30m max

UPVC bow window to the front, electric fire with surround and two radiators.

Kitchen: 11'2" 3.40m x 9'10" 2.99m

Fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated hob and over, integrated dishwasher, under stairs storage, access to garage and radiator.

Sun Room: 17'2" 5.23m x 10'1" 3.07m

UPVC window, UPVC French doors, under floor heating and skylight.

First Floor Landing:

Storage and radiator.

Bedroom One: 14'8" 4.47m max x 8'4" 2.54m

UPVC window, valley views and radiator.

En Suite:

UPVC window, shower, low level wc, wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 9'9" 2.97m x 8'4" 2.54m

UPVC window and radiator.

Bedroom Three: 9'7" 2.92m x 8'5" 2.57m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

To the rear of the property there is a lawned garden with decked area and Vally views. To the front there is a driveway providing off street parking leading to a garage which is plumbed for washing machine.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

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

RY00007144.VS.EW.29.05.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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

