



Addison View Blaydon

- Mid Terrace Town House
- Three Bedrooms
- Ground Floor WC
- Allocated Parking
- Gardens

£ 180,000



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20 Addison View

Blaydon, NE21 4FF

FOR SALE IS THIS WELL-APPOINTED TERRACED TOWN HOUSE, SET WITHIN A SOUGHT-AFTER LOCATION THAT BOASTS PROXIMITY TO NEARBY SCHOOLS AND LOCAL WALKING ROUTES. THE PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS AND FAMILIES SEEKING A COMFORTABLE AND PRACTICAL HOME.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION AREA PROVIDING A VERSATILE SETTING FOR RELAXATION AND ENTERTAINING. THE KITCHEN FEATURES FRENCH DOORS OPENING ONTO THE REAR GARDEN, ALLOWING IN PLENTY OF NATURAL LIGHT AND CREATING A SEAMLESS TRANSITION TO OUTDOOR LIVING. THE LOW MAINTENANCE REAR GARDEN OFFERS A CONVENIENT SPACE FOR OUTDOOR ENJOYMENT WITHOUT THE NEED FOR EXTENSIVE UPKEEP.

UPSTAIRS, THE PROPERTY PROVIDES THREE DOUBLE BEDROOMS, OFFERING GENEROUS ACCOMMODATION FOR FAMILY LIVING OR GUESTS. ONE OF THE BEDROOMS BENEFITS FROM BUILT-IN STORAGE, MAKES EFFICIENT USE OF THE SPACE AND ADDS EXTRA CONVENIENCE. THE FAMILY BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, PROVIDING FLEXIBILITY WHETHER YOU PREFER A QUICK SHOWER OR A LONG SOAK.

FURTHER PRACTICAL FEATURES INCLUDE ALLOCATED PARKING, ENSURING YOU ALWAYS HAVE A DEDICATED PARKING SPACE. THE PROPERTY'S LOCATION IS IDEAL FOR THOSE WHO VALUE ACCESS TO REPUTABLE SCHOOLS AND ENJOY AN ACTIVE LIFESTYLE WITH WALKING ROUTES NEARBY.

THIS TERRACED TOWN HOUSE COMBINES AMPLE LIVING SPACE WITH PRACTICAL AMENITIES AND A DESIRABLE LOCATION, MAKING IT A SUITABLE CHOICE FOR THOSE LOOKING TO ESTABLISH THEIR FIRST HOME OR FAMILIES IN SEARCH OF A CONVENIENT AND COMFORTABLE RESIDENCE. ARRANGE A VIEWING TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

Entrance:

Composite door to the front and radiator.

Lounge: 15'0" 4.57m x 11'8" 3.56m

UPVC window, under stairs storage and radiator.

WC:

Low level wc, wash hand basin and radiator.

Kitchen: 11'8" 3.56m x 7'8" 2.33m

UPVC doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and dishwasher.

First Floor Landing:

Radiator.

Bedroom Two: 12'0" 3.66m x 11'0" 3.35m

Two UPVC windows and radiator.

Bedroom Three: 11'8" 3.56m x 7'9" 2.36m

UPVC window and radiator.

Bathroom:

Bath with show, low level wc, wash hand basin, part tiled and radiator.

Second Floor Landing:

Storage.

Bedroom One: 18'6" 5.64m x 8'2" 2.48m

Three skylights, storage and radiator.

Externally:

There are gardens to both the front and rear of the property and allocated parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

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

RY00007297.VS.EW.15.10.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 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

