



Stella Hall Drive

Blaydon

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Driveway & Rear Garden
- No Onward Chain

OIEO £ 240,000



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15 Stella Hall Drive

Blaydon, NE21 4LB

THIS WELL-PRESENTED SEMI-DETACHED HOME IS OFFERED FOR SALE WITH NO ONWARD CHAIN. THE PROPERTY IS IN GOOD CONDITION AND SUITS BOTH FAMILIES AND FIRST TIME BUYERS.

THE HOME FEATURES A WELCOMING RECEPTION ROOM, COMPLETE WITH LARGE WINDOWS THAT ALLOW PLENTY OF NATURAL LIGHT AND A CHARMING LOG BURNER, PROVIDING A COMFORTABLE SETTING FOR RELAXATION. THERE ARE THREE BEDROOMS IN TOTAL. TWO GENEROUSLY SIZED DOUBLE BEDROOMS OFFER AMPLE SPACE, WHILE THE THIRD IS A SINGLE ROOM WITH BUILT-IN WARDROBES, IDEAL FOR STORAGE OR A CHILDREN'S ROOM. THE FAMILY BATHROOM IS FITTED WITH A HEATED TOWEL RAIL AND A SHOWER OVER THE BATH.

THE OPEN-PLAN KITCHEN IS A HIGHLIGHT OF THE HOME, FEATURING WOOD COUNTERTOPS, A DEDICATED DINING SPACE, AND FRENCH DOORS THAT OPEN DIRECTLY ONTO THE GARDEN—PERFECT FOR ENTERTAINING OR ENJOYING MEALS OUTDOORS. A SEPARATE UTILITY ROOM ENHANCES PRACTICALITY AND CONVENIENCE.

THE PROPERTY BOASTS A LARGE SOUTH-FACING LANDSCAPED GARDEN TO THE REAR, AN IDEAL SPACE FOR ENJOYING THE OUTDOORS OR FOR CHILDREN TO PLAY. TO THE FRONT, A DOUBLE DRIVEWAY PROVIDES OFF-STREET PARKING FOR MULTIPLE VEHICLES. ADDITIONALLY, THERE IS A GYM OR STORAGE AREA OFFERING FLEXIBLE USE TO SUIT YOUR LIFESTYLE.

POSITIONED WITHIN CONVENIENT ACCESS TO PUBLIC TRANSPORT LINKS, SCHOOLS, AND A RANGE OF LOCAL AMENITIES, THIS PROPERTY PROVIDES A COMFORTABLE AND VERSATILE LIVING ENVIRONMENT. PLEASE CONTACT US TO ARRANGE A VIEWING.

The accommodation:

Lounge: 17'11" 5.46m max x 14'5" 4.39m into bay
Composite door to the front, UPVC window and two radiators.

Kitchen Diner: 17'11" 5.46m x 10'7" 3.22m
UPVC window, UPVC French doors to the garden, fitted with a range of matching wall and base units with solid wood work surfaces above incorporating one and a half bowl porcelain sink with drainer, Range style cooker and vertical radiator.

Utility Room:
UPVC door to the rear, UPVC window, plumbed for washing machine and vertical radiator.

Gym/Store: 10'7" 3.22m x 7'3" 2.21m
UPVC window, electric roller shutter door to the front and radiator.

First Floor Landing:
UPVC window.

Bedroom One: 11'9" 3.58m c 9'11" 3.02m into alcove
UPVC window and radiator.

Bedroom Two: 7'3" 2.21m x 9'4" 2.84m
UPVC window and radiator.

Bedroom Three: 8'8" 2.64m max x 7'8" 2.33m
UPVC window, storage and radiator.

Bathroom:
Two UPVC windows, bath with shower over, vanity wash hand basin, low level wc, fully tiled nd radiator.

Externally:
There is a large driveway to the front providing off street parking. To the rear there is a large landscaped South facing lawned garden and garden.

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.

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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

