



Birch Road | Blaydon | NE21 5ET

**£199,995**



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**STYLISHLY PRESENTED**

**THREE BEDROOMS**

**KITCHEN DINER**

**GROUND FLOOR WC**

**REAR GARDEN**

**DRIVEWAY**

**VIEWING ADVISED**

**IDEAL FIRST TIME BUY**

**RMS** | Rook  
Matthews  
Sayer

THIS IMMACULATE THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN THE POPULAR TOWN OF BLAYDON-ON-TYNE, IDEAL FOR FIRST-TIME BUYERS LOOKING FOR A WELL-PRESENTED HOME WITH CONVENIENT LOCAL AMENITIES.

INSIDE, THE GROUND FLOOR FEATURES A WELCOMING RECEPTION ROOM WITH FRENCH DOORS OPENING DIRECTLY ONTO THE GARDEN, CREATING A PLEASANT INDOOR-OUTDOOR FEEL. THE KITCHEN ENJOYS GOOD NATURAL LIGHT AND HAS SPACE FOR DINING, MAKING IT A PRACTICAL HUB FOR EVERYDAY MEALS AND ENTERTAINING. A USEFUL DOWNSTAIRS WC ADDS EXTRA CONVENIENCE. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM, OFFERING FLEXIBLE SPACE FOR FAMILY, GUESTS OR A HOME OFFICE. THE BATHROOM INCLUDES A SHOWER OVER BATH.

OUTSIDE, THE PROPERTY BENEFITS FROM A DOUBLE DRIVEWAY, PROVIDING OFF-STREET PARKING, AND A GARDEN THAT CAN BE ENJOYED FOR RELAXING OR PLAY.

THE HOUSE IS WELL PLACED FOR BLAYDON'S LOCAL AMENITIES, INCLUDING SHOPS, SUPERMARKETS AND CAFÉS AROUND BLAYDON TOWN CENTRE AND ALONG SHIBDON ROAD. BLAYDON LEISURE CENTRE AND NEARBY GREEN SPACES SUCH AS SHIBDON DENE OFFER OPTIONS FOR EXERCISE AND WALKS.

BLAYDON RAILWAY STATION IS WITHIN EASY REACH, PROVIDING SERVICES TO NEWCASTLE CENTRAL STATION IN AROUND 10-15 MINUTES AND TO HEXHAM AND CARLISLE TO THE WEST, MAKING COMMUTING STRAIGHTFORWARD. THERE ARE ALSO REGULAR BUS SERVICES CONNECTING TO NEWCASTLE, METROCENTRE AND SURROUNDING AREAS. LOCAL PRIMARY AND SECONDARY SCHOOLS ARE ACCESSIBLE WITHIN A SHORT DRIVE OR BUS JOURNEY, ADDING TO THE PRACTICALITY OF THE LOCATION FOR HOUSEHOLDS PLANNING AHEAD.

The accommodation:

Entrance:  
Composite door to the Front and radiator.

WC:  
UPVC window, low level wc, wash hand basin and radiator.

Kitchen: 13'5" 4.09m x 11'5" 3.48m max  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob and electric oven, integrated fridge freezer, dishwasher and washing machine, dining space and radiator.

Lounge: 14'8" 4.47m into alcoves x 11'8" 3.56m  
UPVC French doors, media wall, under stairs storage and radiator.

First Floor Landing:  
Radiator.

Bedroom One: 14'7" 4.45m x 9'7" 2.92m  
Two UPVC windows, storage and radiator.

Bedroom Two: 9'9" 2.97m x 8'4" 2.54m  
UPVC window and radiator.

Bedroom Three:  
UPVC window and radiator.

Bathroom:  
Bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:  
To the rear of the property there is an enclosed garden and to the front a driveway providing off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: CABLE  
Mobile Signal Coverage Blackspot: No  
Parking: DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: B

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Matthews  
Sayer



**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

**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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