



Monarch Terrace | Blaydon | NE40 3HH

OIEO £125,000



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Semi Detached House

Stylishly Presented

Two Double Bedrooms

Loft Room

Two Reception Rooms

Enclosed Yard

On Street Parking

Local Amenities

RMS | Rook
Matthews
Sayer

THIS STYLISH SEMI-DETACHED HOUSE IN BLAYDON-ON-TYNE, IDEAL FOR FIRST-TIME BUYERS LOOKING FOR GENEROUS LIVING SPACE IN A CONVENIENT LOCATION.

INSIDE, THE HOME OFFERS TWO RECEPTION ROOMS, GIVING CLEAR FLEXIBILITY FOR EVERYDAY LIVING. THE FRONT RECEPTION FEATURES A FIREPLACE, BUILT-IN STORAGE AND A WINDOW SEAT, CREATING A COMFORTABLE AREA TO RELAX. THE SECOND RECEPTION IS SET UP AS A DINING ROOM, AGAIN WITH USEFUL BUILT-IN STORAGE. THE KITCHEN ENJOYS GOOD NATURAL LIGHT AND INCLUDES A PRACTICAL BREAKFAST AREA, PROVIDING A SOCIABLE SPACE FOR CASUAL MEALS.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS. BEDROOM ONE BENEFITS FROM PERIOD FEATURES AND A DRESSING AREA. BEDROOM TWO HAS ACCESS TO A LOFT ROOM, OFFERING ADDITIONAL USEFUL SPACE. THERE IS A LARGE BATHROOM WITH FREE STANDING BATH AND A WALK IN SHOWER.

OUTSIDE, THERE IS AN ENCLOSED YARD, WITH ON-STREET PARKING AVAILABLE NEARBY.

THE HOUSE IS WELL PLACED FOR BLAYDON'S LOCAL AMENITIES, INCLUDING SHOPS AND SERVICES ON AND AROUND THE TOWN CENTRE AND NEARBY HIGH STREET. THERE ARE SCHOOLS WITHIN EASY REACH, MAKING THE AREA SUITABLE FOR THOSE WANTING ACCESS TO LOCAL EDUCATION OPTIONS.

BLAYDON RAILWAY STATION PROVIDES PUBLIC TRANSPORT LINKS TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEYS TO NEWCASTLE TYPICALLY AROUND 10-15 MINUTES, GIVING STRAIGHTFORWARD ACCESS TO THE WIDER TYNESIDE AREA. BUS SERVICES ALSO OPERATE LOCALLY, CONNECTING BLAYDON WITH SURROUNDING NEIGHBOURHOODS AND CENTRAL NEWCASTLE.

The accommodation:

Dining Room: 16'5" 5.00m x 13'8" 4.17m
UPVC door, UPVC window, built in storage/seating area, under stairs storage, solid wood flooring and radiator.

Lounge: 13'6" 4.12m into alcove x 12'6" 3.81m
Two UPVC windows, window seat, fire with surround and bespoke storage.

Kitchen: 17'1" 5.21m x 8'2" 2.48m
UPVC window and UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer and plumbed for washing machine.

First Floor Landing:

Bedroom One: 14'9" 4.50m into alcove x 13'2" 4.01m
UPVC window, ceiling rose, coving to ceiling, picture rail and radiator.

Bedroom Two: 12'11" 3.94m x 10'6" 3.20m
UPVC window, radiator and access to;

Loft Room:
UPVC window and additional storage.

Bathroom:
Two UPVC windows, free standing bath, large walk in shower, vanity wash hand basin, low level wc, part tiled and radiator.

Externally:
There is an enclosed yard to the rear.

PRIMARY SERVICES SUPPLY

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

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.

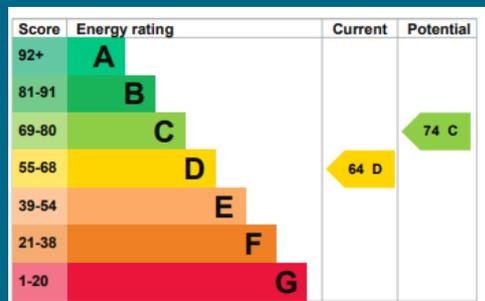
TENURE

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: D

RY00007388.EW.02.02.2026.V.1.



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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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