



Mary Street | Blaydon | NE21 4PZ

OIEO £100,000



POPULAR LOCATION

TWO BEDROOMS

KITCHEN DINER

FIRST FLOOR BATHROOM

ENCLOSED REAR YARD

ON STREET PARKING

IDEAL FIRST TIME BUY

IDEAL INVESTMENT

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN BLAYDON-ON-TYNE AND MAY APPEAL TO FIRST TIME BUYERS AND INVESTORS. THE PROPERTY OFFERS A SINGLE RECEPTION ROOM FEATURING A FIREPLACE, A KITCHEN WITH DINING SPACE, AN UPSTAIRS SHOWER ROOM, AND A REAR YARD. BOTH BEDROOMS ARE DOUBLES, WITH BUILT-IN WARDROBES TO THE MAIN BEDROOM. ON-STREET PARKING IS AVAILABLE.

BLAYDON-ON-TYNE OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING SUPERMARKETS, INDEPENDENT SHOPS AND SERVICES, AS WELL AS CAFÉS AND TAKEAWAY OPTIONS ALONG THE MAIN HIGH STREET. THE AREA IS ALSO SERVED BY PRIMARY AND SECONDARY SCHOOLS WITHIN THE WIDER LOCALITY, MAKING DAY-TO-DAY NEEDS ACCESSIBLE.

PUBLIC TRANSPORT LINKS ARE A KEY FEATURE OF THE AREA. BLAYDON RAILWAY STATION PROVIDES SERVICES TOWARDS NEWCASTLE CENTRAL STATION IN AROUND 10-15 MINUTES, WITH ONWARD CONNECTIONS ACROSS THE REGION AND BEYOND. TRAINS ALSO RUN WEST ALONG THE TYNE VALLEY, INCLUDING TOWARDS HEXHAM AND CARLISLE. LOCAL BUS ROUTES OPERATE THROUGH BLAYDON-ON-TYNE, GIVING ACCESS TO GATESHEAD, NEWCASTLE AND NEIGHBOURING COMMUNITIES.

THERE ARE GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE WITHIN REACH BY A SHORT DRIVE OR BUS JOURNEY, OFFERING OPPORTUNITIES FOR LEISURE AND EXERCISE. ROAD CONNECTIONS VIA THE A1 AND A695 PLACE NEWCASTLE, GATESHEAD AND THE WIDER TYNESIDE AREA WITHIN REASONABLE DRIVING DISTANCE FOR COMMUTING, SHOPPING AND SOCIAL ACTIVITIES.

OVERALL, THIS TWO-BEDROOM TERRACED HOUSE FOR SALE COMBINES INTERNAL ACCOMMODATION WITH ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES IN BLAYDON-ON-TYNE.

The accommodation:

Entrance:
UPVC door to the front and radiator.

Lounge: 17'3" 5.26m x 16'5" 5.00m
UPVC window, fire with surround, under stairs storage and two radiators.

Kitchen Diner: 17'1" 5.21m x 8'1" 2.46m
Three UPVC windows, UPVC door to the rear yard 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, integrated fridge freezer, plumbed for washing machine and dining space.

First Floor Landing:
Storage.

Bedroom One: 16'4" 4.98m x 11'11" 3.63m
UPVC windows, robes, cupboard and radiator.

Bedroom Two: 9'10" 2.99m x 7'10" 2.39m
UPVC window and radiator.

Bathroom wc:
UPVC window, shower, low level wc, wash hand basin and heated towel rail.

Externally:
There is a rear yard with a shed.

PRIMARY SERVICES SUPPLY

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

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.

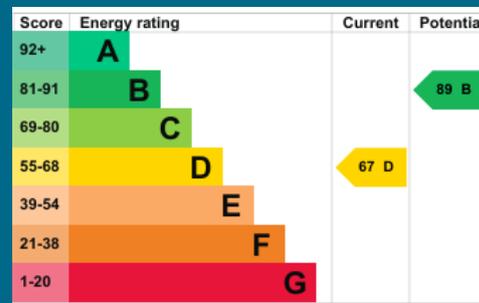
TENURE

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: A

EPC RATING: D

RY00007455.VS.EW.27.03.2026.V.2.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
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.

T: 0191 4131313
ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer