



Langdale Crescent | Blaydon | NE21 6PU

**£125,000**



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1

**TWO DOUBLE BEDROOMS**

**GROUND FLOOR OFFICE**

**STYLISH KITCHEN**

**STYLISH BATHROOM**

**GARDEN**

**DRIVEWAY**

**NO ONWARD CHAIN**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
Sayer

THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN BLAYDON-ON-TYNE AND IS SUITED TO FIRST-TIME BUYERS SEEKING A HOME IN GOOD CONDITION WITH CONVENIENT LOCAL AMENITIES.

THE GROUND FLOOR INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS, CREATING A BRIGHT LIVING SPACE, AND A STYLISH KITCHEN PROVIDING A PRACTICAL AREA FOR COOKING AND DINING. THERE IS ALSO A DOWNSTAIRS STUDY, OFFERING FLEXIBILITY FOR HOME WORKING OR ADDITIONAL STORAGE. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND A BATHROOM FITTED WITH A SHOWER OVER BATH.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING AND A LOW-MAINTENANCE REAR GARDEN, OFFERING OUTDOOR SPACE THAT IS STRAIGHTFORWARD TO LOOK AFTER.

WINLATON PROVIDES A RANGE OF LOCAL AMENITIES, INCLUDING SUPERMARKETS, INDEPENDENT SHOPS AND SERVICES, PRIMARILY CENTRED AROUND THE TOWN CENTRE AND THE NEARBY HIGH STREET AREAS. THERE ARE ALSO LOCAL SCHOOLS IN THE WIDER AREA, ALONG WITH GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE WITHIN A SHORT DRIVE.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE, WITH BLAYDON RAILWAY STATION OFFERING SERVICES TOWARDS NEWCASTLE AND HEXHAM. JOURNEYS TO NEWCASTLE CENTRAL STATION TYPICALLY TAKE AROUND 10-15 MINUTES BY TRAIN, PROVIDING ONWARD CONNECTIONS ACROSS THE REGION AND BEYOND. LOCAL BUS SERVICES OPERATE TO NEWCASTLE AND NEIGHBOURING TOWNS, GIVING ADDITIONAL COMMUTING OPTIONS. ROAD CONNECTIONS VIA THE A1 AND A69 PLACE GATESHEAD, NEWCASTLE AND THE WIDER TYNESIDE AREA WITHIN REASONABLE DRIVING DISTANCE.

OVERALL, THIS TWO-BEDROOM SEMI-DETACHED HOUSE FOR SALE COMBINES PRACTICAL INTERNAL SPACE WITH ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS IN BLAYDON-ON-TYNE.

The accommodation:

Entrance:  
UPVC door, UPVC window, cupboard downstairs and radiator.

Lounge: 18'9" 5.72m x 9'7" 2.92m  
Two UPVC windows, and radiator.

Kitchen: 8'1" 2.46m x 7'4" 2.24m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, electric hob and oven, integrated dishwasher and washing machine, vertical radiator.

Office: 10'4" 3.15m x 9'11" 3.02m  
UPVC door to the front and the rear, UPVC window and radiator.

First Floor Landing:  
Radiator.

Bedroom One: 14'3" 4.34m x 8'2" 2.48m  
Two UPVC windows, storage and radiator.

Bedroom Two: 11'0" 3.35m x 10'4" 3.15m  
UPVC window and radiator.

Bathroom:  
UPVC window, bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:  
There are gardens to both the front, rear and the side and also a driveway providing off street parking

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: No  
Parking: OFF 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.

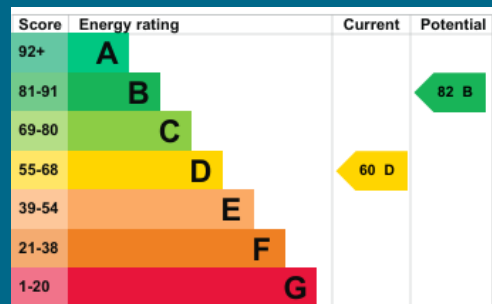
#### TENURE

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**

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**RMS** | Rook  
Matthews  
Sayer



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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.

