



Hadrian Drive Blaydon

- Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Garden
- Driveway & Garage

OIEO £ 230,000



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ROOK
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SAYER

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2 Hadrian Drive

Blaydon, NE21 4FP

THIS DELIGHTFUL THREE-BEDROOM DETACHED PROPERTY, LOCATED IN A SOUGHT-AFTER AREA, IS NOW AVAILABLE FOR SALE. SITUATED IN A STRONG LOCAL COMMUNITY, THIS HOME IS IDEAL FOR FAMILIES SEEKING A COMFORTABLE LIVING SPACE.

AS YOU ENTER THE PROPERTY, YOU ARE GREETED BY A SPACIOUS RECEPTION ROOM WITH DIRECT ACCESS TO THE GARDEN, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. THE OPEN-PLAN KITCHEN FEATURES A MODERN DESIGN, COMPLETE WITH A KITCHEN ISLAND AND TOP-OF-THE-LINE APPLIANCES.

THE FIRST BEDROOM IS A GENEROUSLY SIZED DOUBLE ROOM WITH AN EN-SUITE BATHROOM AND BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE SECOND BEDROOM, ALSO A DOUBLE, COMES WITH BUILT-IN WARDROBES FOR ADDED CONVENIENCE. THE THIRD BEDROOM, A SINGLE ROOM, OFFERS PLENTY OF SPACE FOR VARIOUS NEEDS.

THE PROPERTY BOASTS A GOOD CONDITION THROUGHOUT, WITH A DOUBLE FRONTED DESIGN ADDING TO ITS CHARM. OTHER FEATURES INCLUDE PARKING FACILITIES, MAKING EVERYDAY LIFE MORE CONVENIENT FOR RESIDENTS.

WITH LOCAL AMENITIES, WALKING AND CYCLING ROUTES NEARBY, THIS PROPERTY OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE FOR A GROWING FAMILY. DON'T MISS THE OPPORTUNITY TO MAKE THIS HOUSE YOUR NEW HOME.

Entrance:

Composite door to the front and radiator.

WC:

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

Kitchen Diner: 17'9" 5.41m plus bay x 12'6" 3.81m max unusual shape

Reconfigured from original build.

UPVC bay window, door to garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, part tiled walls, integrated five burner gas hob, oven grill, microwave, dishwasher and washing machine, under stairs storage, kitchen island, tiled floor and two radiators.

Lounge: 17'9" 5.41m into bay x 10'9" 3.28m

UPVC window to the front, UPVC French door to the rear and two radiators.

First Floor Landing:

UPVC window and radiator.

Bedroom One: 15'5" 4.70m x 11'0" 3.35m

UPVC window, fitted wardrobes and radiator.

En Suite:

UPVC window, shower, low level wc, pedestal wash hand basin and radiator.

Bedroom Two: 11'2" 3.40m plus robes x 9'3" 2.82m plus radiator

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'3" 2.52m x 7'9" 2.36m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath, low level wc, wash hand basin, part tiled and radiator.

Externally:

There is an enclosed garden to the rear, a driveway providing off street parking and a garage. There is an additional block paved space to the front of the property which can be used as off street parking however there is no dropped kerb.

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.

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: D

EPC RATING: C

RY00006764.VS.EW.20.03.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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

