



## Klondyke Walk Blaydon

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

**OIEO £ 235,000**



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# 45 Klondyke Walk

Blaydon, NE21 4FG

FOR SALE IS A BEAUTIFUL DETACHED PROPERTY, SITUATED IN A FRIENDLY COMMUNITY WITH NEARBY SCHOOLS AND PARKS. THIS HOME IS IN GOOD CONDITION, READY FOR A FAMILY TO MOVE IN AND MAKE IT THEIR OWN.

THE PROPERTY BOASTS THREE SPACIOUS DOUBLE BEDROOMS, MAKING IT AN IDEAL HOME FOR FAMILIES. THE MASTER BEDROOM IS PARTICULARLY IMPRESSIVE, FEATURING BUILT-IN WARDROBES AND AN EN-SUITE BATHROOM, OFFERING A PRIVATE SPACE FOR PARENTS TO UNWIND.

ON THE GROUND FLOOR, YOU'LL FIND A LARGE RECEPTION ROOM, BATHED IN NATURAL LIGHT THANKS TO ITS LARGE WINDOWS. THIS ROOM OFFERS GREAT FLEXIBILITY, WHETHER YOU'RE LOOKING FOR A COSY FAMILY ROOM OR A STYLISH SPACE FOR ENTERTAINING GUESTS.

THE HEART OF THE HOME IS UNDOUBTEDLY THE OPEN-PLAN KITCHEN, COMPLETE WITH A DEDICATED DINING SPACE. WHETHER YOU'RE A KEEN COOK OR A BUSY PARENT, THIS KITCHEN HAS EVERYTHING YOU NEED. PLUS, WITH DIRECT ACCESS TO THE GARDEN, IT'S PERFECT FOR ALFRESCO DINING IN THE WARMER MONTHS.

THE PROPERTY ALSO FEATURES A FAMILY BATHROOM AND AN ADDITIONAL DOUBLE BEDROOM, OFFERING PLENTY OF SPACE FOR EVERYONE.

WITH ITS GREAT LOCATION AND SPACIOUS LAYOUT, THIS PROPERTY IS PERFECT FOR FAMILIES LOOKING FOR THEIR NEXT HOME. DON'T MISS OUT ON THE OPPORTUNITY TO VIEW THIS FANTASTIC PROPERTY.

Entrance:  
Wooden door to the front, storage and radiator.

Lounge: 13'3" 4.04m plus bay x 12'11" 3.94m  
UPVC window and radiator.

WC:  
Low level wc, wash hand basin and radiator.

Kitchen Diner: 17'11" 5.46m x 12'1" 3.68m max  
UPVC window, sliding UPVC doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob, electric oven, dishwasher, Breakfast bar and radiator.

Utility Room:  
Wooden door to the garage, fitted with a range of base units incorporating stainless steel sink unit with drainer and plumbed for washing machine.

First Floor Landing:  
Storage.

Bedroom One: 11'1" 3.38m x 10'9" 3.28m  
UPVC window, fitted wardrobes and radiator.

En Suite:  
UPVC window, shower, low level wc, wash hand basin, parr tiled and radiator.

Bedroom Two: 10'0" 3.05m x 7'11" 2.41m  
UPVC window and radiator.

Bedroom Three: 10'0" 3.05m x 7'11" 2.41m  
UPVC window and radiator.

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

Externally:  
There is a low maintenance garden to the rear laid with astro turf and a patio. There is a substantial driveway providing off street parking for numerous cars leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

#### MINING

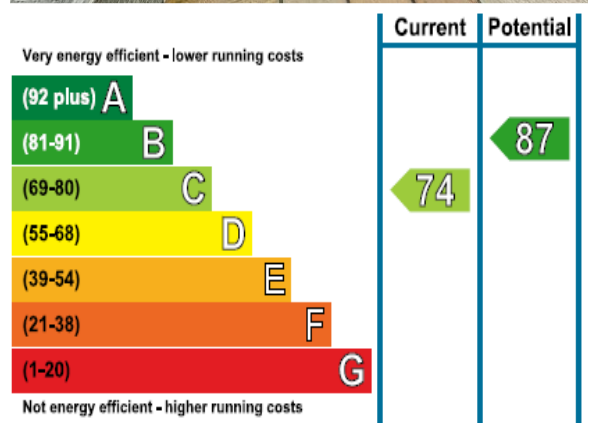
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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  
RY00006836.VS.EW.11.06.2024.V.1.



**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

