



## Parkland Blaydon

- Semi Detached House
- Three Bedrooms
- Conservatory
- Gardens
- Shared Driveway & Garage

**£ 179,995**



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# 20 Parkland

Blaydon, NE21 4LJ

UP FOR SALE IS A SEMI-DETACHED PROPERTY IN AN AREA WITH EXCELLENT PUBLIC TRANSPORT LINKS AND NEARBY SCHOOLS. THIS PROPERTY SITS AT THE HEART OF A STRONG LOCAL COMMUNITY, MAKING IT AN IDEAL CHOICE FOR FAMILIES.

THE PROPERTY IS IN GOOD CONDITION, OFFERING A WARM AND INVITING ATMOSPHERE FOR ITS FUTURE RESIDENTS. IT FEATURES A TOTAL OF THREE BEDROOMS - TWO OF WHICH ARE SPACIOUS DOUBLES, PERFECT FOR THE ADULT OCCUPANTS, AND A SINGLE BEDROOM THAT COULD BE IDEAL FOR A CHILD OR USED AS A HOME OFFICE.

THE HOUSE COMES WITH A FULLY FUNCTIONAL KITCHEN THAT'S FLOODED WITH NATURAL LIGHT, CREATING A WELCOMING, BRIGHT SPACE FOR COOKING AND DINING. THERE'S ALSO AN OPEN-PLAN RECEPTION ROOM. THIS ROOM PROVIDES A SEAMLESS INTEGRATION OF LIVING AND DINING SPACES, OFFERING THE PERFECT SETTING FOR ENTERTAINING GUESTS OR SPENDING QUALITY FAMILY TIME.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE CONSERVATORY. IT'S A WONDERFUL PLACE TO RELAX, OFFERING VIEWS OF THE REAR GARDEN, WHICH COULD BE A PERFECT PLAYGROUND FOR CHILDREN OR A PEACEFUL OASIS FOR ADULTS.

THIS PROPERTY IS A GREAT OPPORTUNITY FOR THOSE SEEKING A FAMILY-FRIENDLY ENVIRONMENT IN A SUPPORTIVE COMMUNITY. WITH ITS FUNCTIONAL SPACES, NATURAL LIGHTING AND OUTDOOR FEATURES, IT PROVIDES A GREAT BALANCE BETWEEN INDOOR COMFORT AND OUTDOOR ENJOYMENT. COME AND SEE WHAT THIS PROPERTY HAS TO OFFER.

Porch:  
UPVC door, storage and door to;

Hall:  
Under stairs storage and radiator.

Lounge: 14'3" 4.34m plus bay x 11'4" 3.45m into alcove  
UPVC bay window to the front, radiator and open plan to;

Dining Room: 9'10" 2.99m x 9'0" 2.74m  
UPVC doors and radiator.

Conservatory:  
UPVC conservatory overlooking the garden.

Kitchen: 8'8" 2.64m x 8'8" 2.64m  
UPVC window and door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit and drainer, integrated gas hob and electric oven, plumbing for washing machine and dishwasher.

First Floor Landing:  
UPVC window.

Bedroom One: 10'1" 3.07m x 8'11" 2.72m  
UPVC window, two fitted storage areas and radiator.

Bedroom Two: 10'5" 3.18m x 8'1" 2.72m  
UPVC window and radiator.

Bedroom Three: 8'6" 2.59m x 6'6" 1.98m  
UPVC window and radiator.

Bathroom:  
Two UPVC windows, bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:  
There are gardens to both the front and the rear of the property. There is a shared access driveway to the front providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: SATELLITE  
Mobile Signal Coverage Blackspot: NO  
Parking: SGARED DRIVEWAY & GARAGE

#### 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: B**

**EPC RATING: E**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	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

