



Tynevale Avenue Blaydon

- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Driveway
- Front & Rear Gardens

OIEO £ 145,000



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SAYER

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7 Tynevale Avenue

Blaydon, NE21 5DF

FOR SALE IS A WELL-MAINTAINED SEMI-DETACHED PROPERTY, IDEAL FOR COUPLES AND FIRST-TIME BUYERS. THE PROPERTY IS IN GOOD CONDITION AND IS LOCATED IN AN AREA WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY.

THE PROPERTY BOASTS TWO RECEPTION ROOMS, BOTH OF WHICH ARE WELL PRESENTED. THE FIRST RECEPTION ROOM FEATURES A LOVELY FIREPLACE, PROVIDING A COSY ENVIRONMENT FOR RELAXING EVENINGS IN. THE SECOND RECEPTION ROOM INCLUDES A DEDICATED DINING AREA, MAKING IT AN IDEAL SPACE FOR ENTERTAINING GUESTS OR ENJOYING FAMILY MEALS.

THE HOUSE IS ALSO EQUIPPED WITH A FUNCTIONAL KITCHEN THAT HAS THE ADDED BENEFIT OF FRENCH DOORS LEADING OUT TO A LARGE REAR GARDEN. THIS FEATURE ALLOWS FOR AN ABUNDANCE OF NATURAL LIGHT TO FLOOD INTO THE KITCHEN AND CREATES AN EFFORTLESS INDOOR-OUTDOOR FLOW.

THERE ARE TWO DOUBLE BEDROOMS IN THE PROPERTY, EACH WITH BUILT-IN STORAGE, PROVIDING AMPLE SPACE FOR PERSONAL BELONGINGS. THERE ARE ALSO TWO BATHROOMS; ONE OF WHICH IS A CONVENIENT DOWNSTAIRS SHOWER ROOM.

IN ADDITION TO THE SPACIOUS INTERIOR, THE PROPERTY FEATURES OFF-STREET PARKING AND A LARGE REAR GARDEN, OFFERING A PRIVATE OUTDOOR SPACE FOR RESIDENTS TO ENJOY.

IN SUMMARY, THIS SEMI-DETACHED HOUSE COMBINES A GREAT LOCATION WITH A WELL-DESIGNED INTERIOR AND AMPLE OUTDOOR SPACE, MAKING IT A FANTASTIC CHOICE FOR COUPLES OR FIRST-TIME BUYERS.

Entrance:

Composite door to the front, tiled floor, storage and radiator.

Lounge: 13'2" 4.01m x 11'6" 3.51m into alcove
UPVC window, fireplace and radiator.

Kitchen: 18'2" 5.53m x 7'5" 2.29m
UPVC window, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated gas hob, electric oven, integrated fridge freezer, plumbed for washing machine, tiled floor and radiator.

Dining Room: 16'3" 4.95m x 5'9" 1.75m
Two UPVC windows, UPVC door and radiator.

Shower Room:

UPVC window, shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

First Floor Landing:

UPVC window and loft access.

Bedroom One: 13'7" 4.15m x 10'1" 3.07m
Two UPVC windows, storage and radiator.

Bedroom Two: 11'4" 3.45m x 8'11" 2.72m
UPVC window, storage and radiator.

Bathroom:

Bath with shower, low level wc, wash hand basin, storage, part tiled and heated towel rail.

Externally:

There are gardens to both the front and rear of the property and 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: 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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.

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