



## West View

### Blaydon

- Mid Terrace House
- Three Bedrooms & Two Reception Rooms
- Ground Floor WC & Upstairs Bathroom
- Front Garden & Rear Yard
- No Onward Chain

**OIEO £ 135,000**



0191 413 1313  
2 Grange Road, Ryton, NE40 3LT

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

# 13 West View

Blaydon, NE21 5AG

FOR SALE IS THIS WELL-MAINTAINED TERRACED HOUSE, LOCATED CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES. THE PROPERTY IS IN GOOD CONDITION AND IS IDEAL FOR FIRST-TIME BUYERS.

A WELCOMING ENTRANCE LEADS TO THE FIRST OF TWO RECEPTION ROOMS, WHICH IS FILLED WITH NATURAL LIGHT THANKS TO ITS LARGE WINDOWS. THIS SPACE COULD SERVE AS A COMFORTABLE LIVING ROOM. THE SEPARATE DINING ROOM, THE SECOND RECEPTION ROOM, OFFERS A MORE FORMAL SETTING FOR MEALS AND SOCIALISING.

THE HOUSE INCLUDES A MODERN KITCHEN WITH STYLISH UNITS, PROVIDING AMPLE STORAGE AND PREPARATION SPACE FOR THOSE WHO ENJOY COOKING.

ACCOMMODATION COMPRISES THREE BEDROOMS. TWO OF THESE ARE GENEROUS DOUBLE ROOMS, OFFERING PLENTY OF SPACE FOR FURNITURE ARRANGEMENTS. THE THIRD BEDROOM IS A SINGLE ROOM, PERFECT AS A CHILD'S ROOM OR GUEST ROOM.

THE PROPERTY ALSO BENEFITS FROM A CONVENIENT UPSTAIRS BATHROOM, ELIMINATING THE NEED FOR TRIPS DOWNSTAIRS DURING THE NIGHT. IN ADDITION, THERE IS A HANDY DOWNSTAIRS WC FOR ADDED CONVENIENCE.

EXTERNALLY, THE HOUSE OFFERS ON-STREET PARKING AND FEATURES A REAR YARD AND FRONT GARDEN, PROVIDING OUTDOOR SPACE FOR RELAXATION OR ENTERTAINMENT.

ONE OF THE KEY ADVANTAGES OF THIS PROPERTY IS THAT IT IS AVAILABLE WITH NO ONWARD CHAIN, PROVIDING A SMOOTHER, QUICKER PURCHASE PROCESS. WITH ITS GOOD CONDITION, FAVOURABLE LOCATION, AND PRACTICAL LAYOUT, THIS TERRACED HOUSE PROMISES A COMFORTABLE AND CONVENIENT LIVING ENVIRONMENT.

#### Entrance

UPVC door to front, Radiator

#### Living Room

4.54m (into Alcove) x 3.96m

UPVC Window to front, Radiator

#### Dining Room

4.43m (into Alcove) x 3.98m

UPVC Window to rear, Radiator, Storage

#### Kitchen

2.79m x 3.44m

W&B Units, Stainless Steel sink & Drainer, integrated electric oven, hob with extractor fan

UPVC Window, Radiator, Additional Storage

#### Rear Hall

UPVC door to yard, UPVC Window. Plumbing for Washing machine

#### Stairs to Landing

#### Bedroom One

3.21m (into Alcove) x 4.04m

UPVC Window, Radiator

#### Bedroom Two

3.47m (into Alcove) x 4.07m

UPVC Window, Radiator

#### Bedroom Three

3.04m x 2.35m

UPVC Window, Radiator

#### Bathroom

Part Tiled, Shower over bath, Low level WC, Basin, Heated Towel Radiator

#### External

Garden to front, Yard to rear

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

#### 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

RY00007011.VS.EW.12.02.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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

