



Hall Park Blaydon

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- En Suite to Master Bedroom
- Garage, Gardens & Driveway

£ 250,000



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8 Hall Park

Blaydon, NE21 4LD

PRESENTING A WELL-MAINTAINED SEMI-DETACHED HOUSE FOR SALE, SET IN A CONVENIENT LOCATION WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES—IDEAL FOR FAMILIES SEEKING A COMFORTABLE AND PRACTICAL HOME.

THIS PROPERTY FEATURES A THOUGHTFULLY ARRANGED INTERIOR, INCLUDING A BRIGHT AND SPACIOUS OPEN-PLAN RECEPTION ROOM. THE LIVING AND DINING SPACE OFFERS DIRECT ACCESS TO THE SOUTH-FACING GARDEN, CREATING AN INVITING ENVIRONMENT FOR RELAXATION AND ENTERTAINING GUESTS THROUGHOUT THE YEAR.

THE MODERN KITCHEN IS FITTED WITH INTEGRATED APPLIANCES AND PROVIDES AMPLE DINING SPACE, CATERING WELL FOR FAMILY MEALS AND EVERYDAY ACTIVITIES. THE GENEROUS ACCOMMODATION INCLUDES FOUR BEDROOMS: THREE DOUBLES AND ONE SINGLE. THE MAIN BEDROOM BENEFITS FROM AN EN-SUITE, WHILE THE SINGLE BEDROOM FEATURES HANDY BUILT-IN WARDROBES FOR ADDITIONAL STORAGE.

THE FAMILY BATHROOM IS EQUIPPED WITH A SHOWER OVER THE BATH, ENSURING CONVENIENCE FOR BUSY HOUSEHOLDS. THE HOUSE IS OFFERED IN GOOD CONDITION, MAKING IT READY TO MOVE INTO.

NOTABLE ADDITIONAL FEATURES INCLUDE A FULLY BOARDED LOFT, OFFERING SUBSTANTIAL EXTRA STORAGE OR POTENTIAL FOR FURTHER USE. A PRIVATE DRIVEWAY AND GARAGE PROVIDE SECURE PARKING.

THE PRIVATE SOUTH-FACING GARDEN IS A REAL HIGHLIGHT, CAPTURING SUNLIGHT THROUGHOUT THE DAY—PERFECT FOR FAMILY GATHERINGS OR QUIET MOMENTS OUTDOORS.

WITH ITS SPACIOUS LAYOUT, SOUGHT-AFTER FEATURES, AND EXCELLENT LOCATION CLOSE TO TRANSPORT AND AMENITIES, THIS PROPERTY OFFERS A PRACTICAL AND COMFORTABLE LIFESTYLE FOR FAMILIES. EARLY VIEWING IS RECOMMENDED TO APPRECIATE ALL THAT IT HAS TO OFFER.

Entrance:
UPVC door to the front, under stairs storage and radiator.

Lounge:
UPVC window to the front, log burner with surround, radiator and open plan to;

Dining Room:
Sliding UPVC doors to the garden and radiator.

Kitchen: Extended
Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated 5 burner gas hob, double electric oven, integrated dishwasher, dining space and vertical radiator.

First Floor Landing:
Loft access.

Bedroom One: Extension
Two UPVC windows and radiator.

En Suite:
UPVC window, rainfall shower, low level wc, wash hand basing, fully tiled and heated towel rail.

Bedroom Two:
UPVC window and radiator.

Bedroom Three:
UPVC window and radiator.

Bedroom Four:
UPVC window, fitted wardrobes and radiator.

Bathroom wc:
UPVC window, bath with shower, vanity wash hand basin, low level wc, fully tiled and radiator.

Externally:
To the rear of the property there is a South facing garden. To the front there is a garden with a driveway providing off street parking 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: B
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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

