



Wallington Close | Blaydon | NE21 5EY

**OIEO £170,000**



3



1



1

**END TERRACE**

**MODERN KITCHEN**

**RENOVATED GARDEN**

**MODERN BATHROOM**

**DRIVEWAY**

**THREE BEDROOMS**

**GREAT COMMUTE LINKS**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
Sayer

FOR SALE IS THIS THREE-BEDROOM END OF TERRACE HOUSE IN BLAYDON-ON-TYNE, WELL LOCATED FOR PUBLIC TRANSPORT, SCHOOLS AND LOCAL AMENITIES. THE NEUTRALLY DECORATED ACCOMMODATION INCLUDES A SEPARATE RECEPTION ROOM WITH VIEWS OVER, AND ACCESS TO, A NEWLY RENOVATED GARDEN. THE KITCHEN PROVIDES DINING SPACE AND INTEGRATED APPLIANCES. UPSTAIRS ARE TWO DOUBLE BEDROOMS, ONE WITH BUILT-IN WARDROBES, AND A FURTHER SINGLE BEDROOM. THE BATHROOM HAS BEEN NEWLY RENOVATED. TO THE FRONT, THERE IS A DRIVEWAY PROVIDING OFF-STREET PARKING, WITH THE REAR GARDEN OFFERING AN ATTRACTIVE OUTDOOR AREA FOR FAMILIES AND TO ENTERTAIN. THE PROPERTY IS SITUATED WITHIN EASY REACH OF BLAYDON TOWN CENTRE, WHICH OFFERS A RANGE OF SHOPS, SUPERMARKETS AND EVERYDAY SERVICES. NEARBY SCHOOLS IN THE BLAYDON AREA MAKE THIS A PRACTICAL OPTION FOR FAMILIES SEEKING ACCESS TO EDUCATION WITHIN THE LOCALITY. BLAYDON RAILWAY STATION PROVIDES REGULAR SERVICES TO NEWCASTLE CENTRAL STATION, WITH JOURNEY TIMES TYPICALLY AROUND 10-15 MINUTES, CONNECTING ONWARD ACROSS THE REGION AND BEYOND. LOCAL BUS ROUTES ALSO LINK BLAYDON WITH NEWCASTLE, GATESHEAD AND SURROUNDING COMMUNITIES, SUPPORTING CONVENIENT COMMUTING AND ACCESS TO LARGER RETAIL AND LEISURE FACILITIES. THIS END OF TERRACE HOUSE IS WELL SUITED TO FIRST TIME BUYERS, INVESTORS AND FAMILIES LOOKING FOR A HOME IN A SOUGHT AFTER LOCATION WITH PUBLIC TRANSPORT LINKS, NEARBY SCHOOLS AND LOCAL AMENITIES CLOSE AT HAND.

The accommodation:

External door to the front, stairs to first floor and radiator.

WC:

Double glazed window to the front, low level wc with push button wc, pedestal wash hand basin with mixer taps and radiator.

Kitchen: 13'9" 4.19m max x 11'6" 3.51m max  
Double glazed window to the front, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, gas hob, electric oven, extractor hood, dishwasher, fridge freezer, boiler cupboard and radiator.

Lounge:

Double glazed window to the rear, double glazed French doors to the rear, under stairs storage and radiator.

First Floor Landing:

Access to loft for storage with pull down ladder.

Bedroom One: 12'6" 3.81m plus robes x 9'8" 2.95m  
Two double glazed windows to the front, built in fitted wardrobes, storage cupboard and radiator.

Bedroom Two: 9'8" 2.95m x 8'1" 2.46m  
Double glazed window to the rear and radiator.

Bedroom Three: 6'7" 2.00m x 6'5" 1.96m  
Double glazed window to the rear and radiator.

Bathroom:

Double glazed window to the side, panelled bath with shower over and mixer taps, low level wc with push cistern, pedestal wash hand basin with mixer taps, extractor fan and heated towel rail.

Externally:

To the front of the property there is a driveway providing off street parking with side access to the rear where there is a newly renovated garden with artificial grass and patio area.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: TBC**

RY00007517.VS.EW.15.07.2026.V.1.

**EPC WILL GO HERE**

**T: 0191 4131313**

[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer



**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

**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.



T: 0191 4131313

ryton@rmsestateagents.co.uk

**RMS** | Rook Matthews Sayer