



Simonside Road | Blaydon | NE21 5DX

£175,000



3



1



2

SEMI DETACHED HOUSE

CUL DE SAC LOCATION

THREE BEDROOMS

LOCAL AMENITIES

EN SUITE TO MASTER

ENCLOSED GARDEN

GARAGE

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN BLAYDON-ON-TYNE AND OFFERS PRACTICAL LIVING SPACE IN GOOD CONDITION, IDEAL FOR FAMILIES AND FIRST-TIME BUYERS.

ON THE GROUND FLOOR, YOU'LL FIND A RECEPTION ROOM WITH ACCESS TO THE REAR GARDEN, CREATING A PLEASANT SPACE FOR EVERYDAY LIVING AND ENTERTAINING. THE KITCHEN INCLUDES DINING SPACE, PROVIDING A SOCIABLE AREA FOR FAMILY MEALS, AND THERE IS ALSO A USEFUL DOWNSTAIRS WC. OUTSIDE, THE REAR GARDEN OFFERS ROOM FOR CHILDREN TO PLAY OR FOR OUTDOOR SEATING, AND THE PROPERTY BENEFITS FROM A GARAGE.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, ONE OF WHICH HAS AN EN-SUITE, PLUS A FURTHER SINGLE BEDROOM, MAKING THE LAYOUT SUITABLE FOR A YOUNG FAMILY, HOME WORKING, OR GUESTS.

BLAYDON-ON-TYNE OFFERS A GOOD RANGE OF LOCAL AMENITIES INCLUDING SHOPS, SUPERMARKETS AND CAFÉS, PARTICULARLY AROUND BLAYDON'S TOWN CENTRE AND HIGH STREET AREA. FAMILIES WILL APPRECIATE THE CHOICE OF NEARBY SCHOOLS SERVING THE LOCAL COMMUNITY.

PUBLIC TRANSPORT LINKS ARE CONVENIENT, WITH BLAYDON RAILWAY STATION OFFERING SERVICES TOWARDS NEWCASTLE AND HEXHAM; JOURNEYS INTO NEWCASTLE CENTRAL STATION TYPICALLY TAKE AROUND 10-15 MINUTES, MAKING COMMUTING STRAIGHTFORWARD. LOCAL BUS ROUTES ALSO CONNECT THE AREA WITH SURROUNDING NEIGHBOURHOODS AND THE WIDER TYNESIDE AREA.

THERE ARE GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE WITHIN EASY REACH, OFFERING OPTIONS FOR LEISURE AND EXERCISE. ALTOGETHER, THIS THREE-BEDROOM SEMI-DETACHED HOUSE FOR SALE COMBINES PRACTICAL ACCOMMODATION WITH ACCESS TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT CONNECTIONS.

Bathroom:
UPVC window, bath, low level wc, wash hand basin, part tiled and radiator.

Externally:
There is a south facing garden to the rear and to the front a driveway providing off street parking and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY AND GARAGE

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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: C
EPC RATING: TBC

RY00007403.VS.EW.25.02.2026.V.1.

The accommodation:

Entrance:
Wooden door to the front and radiator.

WC:
Low level wc and wash hand basin.

Kitchen Diner: 15'2" 4.62m x 8'3" 2.52m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated gas hob, electric oven, dishwasher, fridge freezer, plumbed for washing machine, dining space and radiator.

Lounge: 15'0" 4.57m x 11'11" 3.63m
Two UPVC French doors to the garden, electric fire with surround, storage and two radiators.

First Floor Landing:
Cupboard and radiator.

Bedroom One: 11'11" 3.63m x 10'8" 3.25m
Two UPVC windows and radiator.

En Suite:
UPVC window, shower, low level wc, wash hand basin and part tiled.

Bedroom Two: 10'5" 3.18m x 8'1" 2.46m
UPVC window and radiator.

Bedroom Three: 9'4" 2.84m x 6'7" 2.00m
UPVC window and radiator.

"DoubleClick Insert Picture"
EPC RATING

T: 0191 4131313

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