



Hallgarth Mews | Blaydon | NE21 6DJ

**OIEO £210,000**



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**TOWN HOUSE**

**FOUR BEDROOMS**

**INTEGRATED APPLIANCES**

**POPULAR DEVELOPMENT**

**MASTER SUITE**

**REAR GARDEN**

**PARKING**

**VIEWING ADVISED**

**RMS** | Rook  
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**SUPERB AND STYLISH TOWN HOUSE IN BLAYDON-ON-TYNE, OFFERING PRACTICAL FAMILY SPACE IN A POPULAR DEVELOPMENT WITH PARKING AND AN ENCLOSED REAR GARDEN.**

**INSIDE, THE MAIN RECEPTION ROOM FEATURES LARGE WINDOWS, CREATING A BRIGHT CENTRAL LIVING AREA. THE KITCHEN INCLUDES A USEFUL ISLAND, DINING SPACE AND DIRECT ACCESS TO THE GARDEN, MAKING IT CONVENIENT FOR EVERYDAY FAMILY LIFE. A DOWNSTAIRS WC ADDS EXTRA PRACTICALITY. ON THE SECOND FLOOR, THE MASTER BEDROOM BENEFITS FROM AN EN-SUITE AND BUILT-IN WARDROBES, WHILE A SECOND DOUBLE BEDROOM ALSO OFFERS BUILT-IN STORAGE. TWO FURTHER SINGLE BEDROOMS PROVIDE FLEXIBLE SPACE FOR CHILDREN, GUESTS OR A HOME OFFICE. THE MAIN BATHROOM INCLUDES A SHOWER OVER BATH AND A HEATED TOWEL RAIL.**

**BLAYDON-ON-TYNE OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SUPERMARKETS, SHOPS AND CAFÉS ALONG THE HIGH STREET, ALL WITHIN EASY REACH. THE AREA IS WELL SERVED BY NEARBY SCHOOLS, MAKING THIS HOME SUITABLE FOR FAMILIES AND FIRST TIME BUYERS LOOKING TO SETTLE IN THE COMMUNITY.**

**PUBLIC TRANSPORT LINKS ARE A KEY ADVANTAGE, WITH BLAYDON RAILWAY STATION PROVIDING SERVICES TO NEWCASTLE IN AROUND 10-15 MINUTES AND TO HEXHAM AND CARLISLE FURTHER WEST, IDEAL FOR COMMUTING OR LEISURE TRIPS. LOCAL BUS ROUTES CONNECT SURROUNDING NEIGHBOURHOODS AND NEWCASTLE CITY CENTRE.**

**OUTDOOR SPACE IS CLOSE AT HAND, WITH ACCESS TO RIVERSIDE WALKS ALONG THE TYNE AND LOCAL PARKS OFFERING GREEN SPACE FOR EXERCISE AND PLAY. THIS 4-BEDROOM TERRACED TOWN HOUSE FOR SALE COMBINES CONVENIENT ACCOMMODATION WITH ACCESS TO TRANSPORT, SCHOOLS AND AMENITIES.**

The accommodation:

Entrance:  
Composite door to the front and radiator.

Lounge: 14'0" 4.27m x 12'5" 3.78m  
UPVC bow window to the front and radiator.

Kitchen Diner: 15'10" 4.83m max x 14'0" 4.27m  
UPVC French doors, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating porcelain sink with drainer, integrated gas hob, electric oven, fridge freezer, dish washer and washing machine, Island and dining space.

WC:  
Low level wc, vanity wash hand basin and storage cupboard.

First Floor Landing:  
UPVC window, storage and radiator.

Bedroom Two: 10'3" 3.12m plus robes x 8'10" 2.69m  
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 9'1" 2.77m x 8'10" 2.69m  
UPVC window and radiator.

Bedroom Four: 7'11" 2.41m x 6'6" 1.98m  
UPVC window and radiator.

Bathroom wc:  
Bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Second Floor Landing:

Bedroom One:  
Two skylights and fitted wardrobes.

En Suite:  
Skylight, shower, vanity wash hand basin, low level wc, part tiled and heated towel rail.

Externally:  
There is an enclosed garden to the rear and off street parking to the front.

Agents Note:  
The vendor has advised us there is a charge of £150 yearly for estate management.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: No  
Parking: OFF STREET PARKING

#### MINING

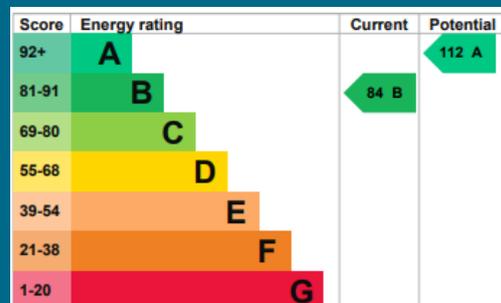
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that 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: B**

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**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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