



King Oswald Drive | Blaydon | NE21 4FE

£269,950



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SEMI TOWNHOUSE

THREE BEDROOMS

POPULAR ESTATE

NO ONWARD CHAIN

OFFICE

REAR GARDEN

DOUBLE DRIVEWAY

FURTHER PARKING BAYS

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THIS THREE-BEDROOM SEMI-DETACHED TOWN HOUSE IS OFFERED FOR SALE IN GOOD CONDITION IN A SOUGHT-AFTER RESIDENTIAL AREA OF BLAYDON-ON-TYNE. WELL-SUITED TO FAMILIES, THE PROPERTY PROVIDES BALANCED ACCOMMODATION OVER MULTIPLE LEVELS.

THE GROUND FLOOR FEATURES A KITCHEN WITH ISLAND, GRANITE WORKTOPS AND DEDICATED DINING SPACE, CREATING A PRACTICAL HUB FOR DAY-TO-DAY LIVING AND ENTERTAINING. THERE IS ONE RECEPTION ROOM, OFFERING A DEFINED AREA FOR RELAXATION AND A GROUND FLOOR OFFICE. THE HOME INCLUDES TWO BATHROOMS, SUPPORTING COMFORTABLE MODERN FAMILY USE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A REAR GARDEN, A DOUBLE DRIVEWAY AND ADDITIONAL PARKING, PROVIDING AMPLE SPACE FOR MULTIPLE VEHICLES.

BLAYDON-ON-TYNE OFFERS A GOOD SELECTION OF LOCAL AMENITIES, INCLUDING SUPERMARKETS, INDEPENDENT SHOPS AND CAFÉS CENTRED AROUND BLAYDON TOWN CENTRE. POPULAR GREEN SPACES SUCH AS SHIBDON POND NATURE RESERVE AND RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH, OFFERING LEISURE OPPORTUNITIES FOR WALKING AND CYCLING.

FAMILIES ARE WELL SERVED BY A CHOICE OF LOCAL PRIMARY AND SECONDARY SCHOOLS IN THE SURROUNDING AREA, TOGETHER WITH CHILDCARE FACILITIES AND COMMUNITY SERVICES.

BLAYDON RAILWAY STATION PROVIDES REGULAR SERVICES TOWARDS NEWCASTLE CENTRAL STATION, WITH JOURNEY TIMES OF AROUND 10-15 MINUTES, AS WELL AS CONNECTIONS TOWARDS HEXHAM AND CARLISLE TO THE WEST. LOCAL BUS ROUTES LINK THE AREA WITH SURROUNDING NEIGHBOURHOODS AND NEWCASTLE CITY CENTRE, WHILE ROAD CONNECTIONS VIA THE A1 AND A695 OFFER CONVENIENT ACCESS ACROSS TYNESIDE AND BEYOND.

THE PROPERTY IS AVAILABLE FOR SALE WITH NO ONWARD CHAIN.

The accommodation:

Entrance:

Composite door to the front, cloaks cupboard, plumbed for washing machine and radiator.

WC:

Low level wc, wash hand basin and radiator.

Office: 7'10" 2.39m x 6'4" 1.93m

UPVC window and radiator.

Kitchen Diner: 25'10" 7.87m x 13'7" 4.15m max

UPVC French doors, fitted with a range of matching wall and base units with granite work surfaces above incorporating Belfast sink unit, Range style cooker, integrated dishwasher, fridge freezer, dining space, media wall with electric fire and vertical radiator.

First Floor Landing:

Radiator.

Lounge: 13'8" 4.17m x 11'0" 3.35m

UPVC French doors with access to balcony and radiator.

Bedroom Three: 13'6" 4.12m x 9'10" 2.99m plus bay

UPVC bay window to the front and radiator.

Bathroom wc:

Bath, low level wc, wash hand basin, part tiled and heated towel rail.

Second Floor Landing:

Bedroom One: 11'9" 3.58m plus robes x 11'1" 3.38m

Two UPVC windows, fitted wardrobes and radiator.

Jack & Jill En Suite:

Large shower, low level wc, wash hand basin, part tiled and heated towel rail.

Bedroom Two: 13'7" 4.15m x 9'11" 3.02m

Two UPVC windows.

Externally:

There is an enclosed garden to the rear and to the front a double driveway providing off street parking and a further two allocated spaces.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY AND ALLOCATED 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.

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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