



Stella Hall Drive | Blaydon | NE21 4LE

Offers Over £250,000



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IMMACULATE SEMI

NEWLY RENOVATED

BRIGHT RECEPTION

CONSERVATORY

MODERN KITCHEN DINER

UTILITY WITH STORAGE

DRIVEWAY & GARAGE

PRIVATE REAR GARDEN

RMS | Rook
Matthews
Sayer

THIS SPECTACULAR, SHOW-STOPPING, THREE-BEDROOM SEMI-DETACHED HOUSE IS OFFERED FOR SALE IN BLAYDON-ON-TYNE AND HAS BEEN RECENTLY RENOVATED TO AN IMMACULATE STANDARD AND HAS BEEN THOUGHTFULLY ARRANGED AND CAREFULLY MODERNISED, IT PROVIDES PRACTICAL FAMILY ACCOMMODATION WITH GENEROUS LIVING SPACE, OFF-STREET PARKING AND A LARGE PRIVATE REAR GARDEN.

THE GROUND FLOOR INCLUDES A BRIGHT AND AIRY RECEPTION ROOM, POSITIONED TO TAKE ADVANTAGE OF NATURAL LIGHT AND THE OPEN-PLAN LIVING/KITCHEN/DINING SPACE OFFERS DIRECT ACCESS THROUGH TO THE CONSERVATORY. THE CONSERVATORY CREATES AN ADDITIONAL VERSATILE LIVING AREA WITH PLEASANT OUTLOOKS OVER THE REAR GARDEN, MAKING IT SUITABLE FOR DINING, RELAXATION OR A HOME-WORKING SPACE.

TO THE REAR OF THE PROPERTY, THE KITCHEN/DINER HAS BEEN UPDATED WITH INTEGRATED APPLIANCES AND ARRANGED TO PROVIDE AMPLE SPACE FOR BOTH COOKING AND FAMILY DINING. THE LAYOUT SUPPORTS EVERYDAY USE AS WELL AS ENTERTAINING, WITH A DEFINED DINING AREA ALONGSIDE MODERN KITCHEN FITTINGS. A SEPARATE UTILITY ROOM PROVIDES USEFUL ADDITIONAL STORAGE AND SPACE FOR LAUNDRY, HELPING TO KEEP THE MAIN KITCHEN AREA UNCLUTTERED FOR ENTERTAINING.

UPSTAIRS, THE PROPERTY OFFERS THREE EXCEPTIONALLY WELL PROPORTIONED BEDROOMS, PROVIDING FLEXIBILITY FOR USE AS FAMILY BEDROOMS, GUEST ACCOMMODATION OR A HOME OFFICE IF REQUIRED. THE HOME IS SERVED BY A WELL-PRESENTED MODERN BATHROOM ON THE FIRST FLOOR.

EXTERNALLY, THE HOUSE BENEFITS FROM A DRIVEWAY TO THE FRONT, OFFERING CONVENIENT OFF-STREET PARKING, ALONG WITH A GARAGE PROVIDING FURTHER STORAGE OR POTENTIAL FOR WORKSHOP SPACE. TO THE REAR, THE LARGE AND PRIVATE GARDEN IS A PARTICULAR FEATURE, INCORPORATING A PATIO AREA SUITABLE FOR OUTDOOR SEATING AND DINING, AS WELL AS A VEGETABLE PATCH FOR THOSE INTERESTED IN HOME GROWING. THE FRONT OF THE PROPERTY ALSO ENJOYS DISTANT RIVER VIEWS, ADDING AN ATTRACTIVE OUTLOOK AND SENSE OF OPENNESS.

BLAYDON-ON-TYNE IS A WELL-ESTABLISHED COMMUNITY ON THE WESTERN SIDE OF TYNESIDE, OFFERING A GOOD RANGE OF EVERYDAY AMENITIES. BLAYDON TOWN CENTRE PROVIDES SUPERMARKETS, INDEPENDENT SHOPS, CAFÉS AND ESSENTIAL SERVICES, ALL WITHIN EASY REACH BY CAR OR BUS. RIVERSIDE WALKS ALONG THE TYNE AND A CHOICE OF LOCAL PARKS AND OPEN SPACES ARE AVAILABLE IN THE WIDER AREA, OFFERING OPPORTUNITIES FOR WALKING, CYCLING AND FAMILY RECREATION.

FOR FAMILIES, BLAYDON AND THE SURROUNDING DISTRICTS INCLUDE A SELECTION OF PRIMARY AND SECONDARY SCHOOLS, ALONG WITH NURSERIES AND SPORTS FACILITIES, MAKING THE LOCATION PRACTICAL FOR DAY-TO-DAY FAMILY LIFE.

PUBLIC TRANSPORT LINKS ARE CONVENIENT, WITH BLAYDON RAILWAY STATION PROVIDING REGULAR SERVICES TOWARDS NEWCASTLE AND HEXHAM. JOURNEYS INTO NEWCASTLE CITY CENTRE ARE TYPICALLY IN THE REGION OF 10-15 MINUTES BY TRAIN, GIVING STRAIGHTFORWARD ACCESS TO MAJOR SHOPPING, EMPLOYMENT AND LEISURE FACILITIES. ROAD CONNECTIONS ARE ALSO STRONG, WITH ROUTES TOWARDS THE A1 AND WIDER REGIONAL NETWORK, SUPPORTING COMMUTING ACROSS TYNESIDE AND BEYOND.

OVERALL, THIS THREE-BEDROOM SEMI-DETACHED HOUSE FOR SALE IN BLAYDON-ON-TYNE COMBINES NEWLY RENOVATED INTERIORS, PRACTICAL LIVING SPACES, A SUBSTANTIAL PRIVATE GARDEN WITH PATIO AND VEGETABLE PATCH, DISTANCE RIVER VIEWS, DRIVEWAY AND GARAGE, ALL IN A LOCATION WELL PLACED FOR LOCAL AMENITIES AND TRANSPORT LINKS.

The accommodation:

Hallway:
Double glazed UPVC external door, stairs to first, under stairs storage, radiator and glazed door to;

Kitchen Diner: 17'11" 5.46m x 10'2" 3.10m
Double glazed UPVC window to the rear, fitted with a range of matching wall and bae units with work surfaces above incorporating Belfast sink unit, built in electric oven, microwave, induction hob, extractor hood, two radiators, door to garage and double glazed sliding doors to conservatory and arch to;

Lounge: 14'6" 4.42m x 11'3" 3.43m
Double glazed box bay window to the front, coving to ceiling and radiator.

Utility Room: 7'4" 2.24mx 7'0" 2.13m
Double glazed UPVC window to the rear, double glazed UPVC door to the garden, plumbed for washing machine, heated towel rail and door to garage.

Conservatory:8'10" 2.69m x 8'1" 2.46m
Double glazed UPVC windows to the side and rear, double glazed sliding door to garden.

First Floor Landing:
Double glazed arched UPVC window to the side, storage cupboard and access to fully boarded loft via loft ladder.

Bedroom One: 12'0" 3.66m x 10'2" 3.10m plus recess
Double glazed UPVC window to the front with river views, coving to ceiling and radiator.

Bedroom Two: 10'6" 3.20m x 9'1" 2.77m plus recess
Double glazed UPVC to the rear and radiator.

Bedroom Three: 8'5" 2.57m x 7'5" 2.26m
Double glazed UPVC window to the front and radiator.

Bathroom wc: 8'5" 2.57m x 4'10" 1.24m
Double glazed UPVC window to the rear and side, paneled bath with shower over, floating vanity wash hand basin, low level push button wc, heated towel rail and extractor fan.

Externally:
To the rear of the property there is a garden leading to a vegetable patch, there is a patio area with steps leading to a further patio.

To the front there is a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

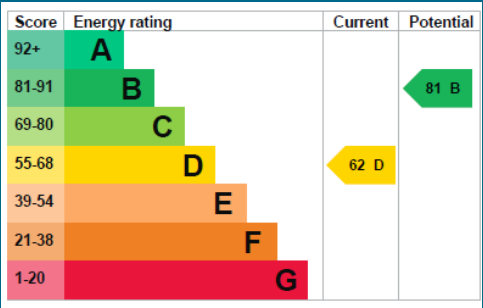
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B
EPC RATING: D

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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.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer