



Thornton Crescent | Blaydon | NE21 4BA

£225,000



IMMACULATE SEMI

THREE BEDROOMS

MODERN KITCHEN DINER

SEPARATE LOUNGE

UTILITY ROOM

DRIVEWAY PARKING

GARAGE

ENCLOSED GARDEN

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THIS FANTASTIC THREE-BEDROOM SEMI-DETACHED HOUSE LOCATED IN BLAYDON-ON-TYNE IS OFFERED FOR SALE, WITH VERY PRACTICAL FAMILY ACCOMMODATION, WELL-PRESENTED INTERIORS AND USEFUL OUTSIDE SPACE.

THE GROUND FLOOR FEATURES A SEPARATE LOUNGE AND A MODERN RECENTLY FITTED KITCHEN/DINER, PROVIDING DEFINED AREAS FOR RELAXATION AND EVERYDAY FAMILY MEALS. THERE IS ALSO A UTILITY ROOM, ADDING VALUABLE SPACE FOR LAUNDRY AND ADDITIONAL STORAGE.

UPSTAIRS ARE THREE BEDROOMS, COMPRISING TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, SERVED BY A FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY AND GARAGE, OFFERING OFF-STREET PARKING AND STORAGE. AN ENCLOSED REAR GARDEN PROVIDES A PRIVATE OUTDOOR AREA SUITABLE FOR CHILDREN OR SEATING.

BLAYDON-ON-TYNE OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING SUPERMARKETS, INDEPENDENT SHOPS AND SERVICES IN AND AROUND BLAYDON TOWN CENTRE. BLAYDON SHOPPING CENTRE PROVIDES CONVENIENT EVERYDAY RETAIL OPTIONS, WHILE THE NEARBY TYNE RIVERSIDE COUNTRY PARK AND DERWENTHAUGH PARK OFFER RIVERSIDE AND GREEN SPACE FOR WALKING AND CYCLING.

FAMILIES CAN TAKE ADVANTAGE OF SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER BLAYDON AND WEST GATESHEAD AREA, ALL ACCESSIBLE WITHIN A SHORT DRIVE OR BUS JOURNEY.

BLAYDON RAILWAY STATION PROVIDES SERVICES TOWARDS NEWCASTLE AND HEXHAM/CARLISLE, WITH JOURNEYS TO NEWCASTLE CENTRAL STATION TYPICALLY AROUND 10-12 MINUTES, GIVING GOOD ACCESS TO THE WIDER TYNESIDE AREA AND NATIONAL RAIL LINKS. REGULAR BUS ROUTES CONNECT BLAYDON WITH NEWCASTLE CITY CENTRE, METROCENTRE AND NEIGHBOURING COMMUNITIES, SUPPORTING COMMUTING AND LEISURE TRAVEL. ROAD LINKS VIA THE A1 AND A694 FURTHER ENHANCE REGIONAL CONNECTIVITY.

The accommodation:

Hallway:

Double glazed UPVC external door, stairs to first floor and radiator.

Lounge: 13'11" 4.24m into alcove x 13'4" 4.06m into bay
Double glazed UPVC bay window to the front, electric fire, media wall and coving to ceiling.

Kitchen Diner: 20'2" 6.12m x 8'10" 2.69m
Double glazed UPVC window and French doors to the rear, fitted with a range of matching wall and base units with quartz work surfaces above incorporating sink with drainer, induction hob, electric oven, extractor hood, integrated microwave, pantry, radiator and door to;

Utility Room:

Two double glazed windows to the rear, double glazed UPVC door to the garden, door to garage, fitted units incorporating sink with drainer and plumbed for washing machine.

First Floor Landing:

Double glazed UPVC window to the side, access to boarded loft via pull down ladder.

Bedroom One: 13'0" 3.96m into bay x 11'9" 3.58m into wardrobes

Double glazed UPVC bay window to the front, fitted sliding door wardrobes and radiator.

Bedroom Two: 11'9" 3.58m x 9'6" 2.90m
Double glazed UPVC window to the rear and radiator.

Bedroom Three: 8'3" 2.52m max x 8'2" 2.48m max
Double glazed UPVC window to the front and radiator.

Bathroom: 8'0" 2.44m max x 6'2" 1.88m max
Double glazed UPVC window to the rear, paneled bath with shower over, low level push button wc, vanity wash hand basin, storage cupboard and heated towel rail.

Externally:

To the rear of the property there is a tiered lawned garden with a patio area. To the front there is a lawned garden, an electric car charger and a driveway providing off street parking leading to;

Garage:

With up and over garage door.

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

RY00007646.DG.EW.05.10.2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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