



Hedgefield Avenue | Blaydon | NE21 4NL

£150,000



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MID TERRACED HOUSE

TWO BEDROOMS

TRANSPORT LINKS

NO ONWARD CHAIN

REAR GARDEN

STREET PARKING

GREAT FIRST TIME BUY

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN BLAYDON-ON-TYNE AND IS WELL SUITED TO FIRST-TIME BUYERS LOOKING FOR A HOME WITH CONVENIENT LOCAL AMENITIES AND TRANSPORT LINKS.

INSIDE, THE PROPERTY OFFERS ONE RECEPTION ROOM, A KITCHEN, TWO BEDROOMS AND A BATHROOM, PROVIDING A STRAIGHTFORWARD AND PRACTICAL LAYOUT. OUTSIDE, THERE IS A GARDEN AND REAR YARD, GIVING USEFUL OUTDOOR SPACE FOR RELAXING, STORAGE OR PETS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN, WHICH CAN HELP MAKE THE MOVE-IN PROCESS MORE STRAIGHTFORWARD.

BLAYDON-ON-TYNE HAS A GOOD RANGE OF LOCAL SHOPS, SUPERMARKETS AND SERVICES, WITH BLAYDON'S HIGH STREET PROVIDING DAY-TO-DAY ESSENTIALS, CAFÉS AND TAKEAWAYS. THERE ARE ALSO SCHOOLS AND COMMUNITY FACILITIES IN THE SURROUNDING AREA. RIVERSIDE WALKS ALONG THE TYNE AND LOCAL PARKS OFFER OPPORTUNITIES FOR GETTING OUTSIDE.

PUBLIC TRANSPORT CONNECTIONS ARE A KEY BENEFIT HERE. BLAYDON RAILWAY STATION IS WITHIN EASY REACH, PROVIDING SERVICES TOWARDS NEWCASTLE AND HEXHAM. JOURNEYS INTO NEWCASTLE CENTRAL STATION TYPICALLY TAKE AROUND 10-15 MINUTES, MAKING THIS A PRACTICAL OPTION FOR COMMUTING, SHOPPING OR LEISURE. REGULAR BUS ROUTES ALSO LINK BLAYDON WITH NEWCASTLE, GATESHEAD AND NEIGHBOURING AREAS.

ROAD LINKS ARE CONVENIENT, WITH ACCESS TOWARDS THE A1 AND A695 FOR TRAVEL ACROSS TYNESIDE AND INTO NORTHUMBERLAND. THIS LOCATION WORKS WELL FOR BUYERS WHO WANT A RESIDENTIAL SETTING WHILE STILL BEING ABLE TO REACH TOWN AND CITY CENTRES WITHOUT DIFFICULTY.

OVERALL, THIS TWO-BEDROOM TERRACED HOUSE FOR SALE IN BLAYDON-ON-TYNE OFFERS A SIMPLE, FUNCTIONAL LAYOUT, OUTSIDE SPACE AND USEFUL TRANSPORT AND AMENITY LINKS, PARTICULARLY ATTRACTIVE TO FIRST-TIME BUYERS.

The accommodation:

The accommodation:

Kitchen: 16'0" 4.88m x 2.57m

Wooden door to the side from the yard, double glazed bow window to the side, fitted with a arrange of matching wall and base units with work surfaces above incorporating double sink with drainer, gas cooker point, extractor hood, plumbed for washing machine and skylight.

Inner Hallway:
Storage cupboard.

Bathroom: 7'11" 2.41m x 1.70m
Double glazed bow window to the front, panelled bath with shower over, pedestal wash hand basin and wc.

Lounge: 18'1" 5.51m x 13'4" 4.06m plus recess
Double glazed French doors to the rear, fireplace with surround, under stairs cupboard and radiator.

Hallway:
Double glazed door to rear garden and stairs to first floor.

First Floor Landing:
Double glazed window to the front and loft access.

Bedroom One: 16'9" 5.11m into alcove x 9'11" 3.02m
Double glazed window to the rear, exposed brick wall, fireplace with surround and radiator.

Bedroom Two: 10'5" 3.18m x 7'8" 2.33m
Double glazed window to the front, fireplace with surround and radiator.

Loft:
Velux window, pull down ladder and storage.

Externally:
There is a garden to the rear and a yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: ON 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.

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

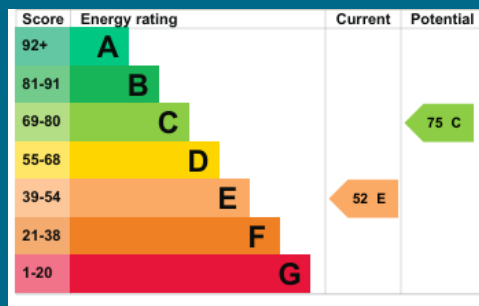
COUNCIL TAX BAND: A

EPC RATING: E

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.

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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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