



Primrose Gardens | Blaydon | NE21 4NU

OIEO £225,000



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POPULAR DEVELOPMENT

GARAGE

DRIVEWAY

SPACIOUS LIVING AREAS

GARDENS

GROUND FLOOR WC

EN SUITE TO MASTER

TRANSPORT LINKS

RMS | Rook
Matthews
Sayer

THIS THREE-BEDROOM LINK DETACHED HOME IS POSITIONED IN A CUL-DE-SAC SETTING WITH BOTH FRONT AND REAR GARDENS, PLUS A GARAGE AND DRIVEWAY PROVIDING OFF-STREET PARKING. THE PROPERTY INCLUDES ONE RECEPTION ROOM WITH LARGE WINDOWS, A KITCHEN WITH NATURAL LIGHT AND DINING SPACE, A DOWNSTAIRS WC, AND A FAMILY BATHROOM WITH SHOWER OVER BATH. THE MAIN DOUBLE BEDROOM BENEFITS FROM AN EN-SUITE, WITH A FURTHER DOUBLE BEDROOM AND A SINGLE BEDROOM COMPLETING THE ACCOMMODATION.

THE ESTATE BENEFITS FROM IMMEDIATE PRIVATE ACCESS TO THE NEIGHBOURING WOODLAND AREA AND THE LOCATION OFFERS ACCESS TO LOCAL AMENITIES IN BLAYDON, INCLUDING SHOPS, SUPERMARKETS AND SERVICES AROUND BLAYDON SHOPPING CENTRE AND THE NEARBY HIGH STREET. FAMILIES WILL FIND SEVERAL PRIMARY AND SECONDARY SCHOOLS WITHIN THE WIDER BLAYDON AND WINLATON AREA. THERE ARE ALSO LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE WITHIN DRIVING DISTANCE.

BLAYDON RAILWAY STATION PROVIDES SERVICES TOWARDS NEWCASTLE AND HEXHAM/CARLISLE, WITH JOURNEY TIMES TO NEWCASTLE CENTRAL TYPICALLY AROUND 10-15 MINUTES, MAKING THE AREA SUITABLE FOR THOSE COMMUTING INTO THE CITY. LOCAL BUS ROUTES OFFER LINKS TO NEWCASTLE, GATESHEAD AND SURROUNDING AREAS.

ROAD CONNECTIONS ARE AVAILABLE VIA THE A695 AND A1, GIVING ACCESS TO NEWCASTLE, GATESHEAD AND THE WIDER TYNESIDE REGION. THIS PROPERTY MAY APPEAL TO FIRST-TIME BUYERS AND FAMILIES LOOKING FOR A HOUSE WITH PRIVATE GARDENS, PARKING AND BEDROOM SPACE OVER TWO LEVELS IN A RESIDENTIAL PART OF BLAYDON-ON-TYNE.

The accommodation:

Entrance:
Composite door to the front, UPVC window and radiator.

WC:
UPVC window, low level wc, wash hand basin and storage.

Lounge: 15'1" 4.59m x 14'8" 4.47m
UPVC window, under stairs storage and radiator.

Kitchen: 17'9" 5.41m x 9'5" 2.87m
UPVC French door to conservatory, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and dishwasher, dining space and radiator.

Conservatory: 7'1" 2.41m x 7'8" 2.33m
UPVC conservatory and UPVC door to the garden.

First Floor Landing:
Storage and radiator.

Bedroom One: 13'5" 4.09m x 8'5" 2.57m
UPVC window and radiator.

En Suite:
UPVC window, large shower, low level wc, wash hand basin, fully tiles and radiator.

Bedroom Two: 11'4" 3.45m x 8'5" 2.57m
UPVC window and radiator.

Bedroom Three: 9'1" 2.77m x 7'3" 2.21m
UPVC window and radiator.

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

Externally:
There is an enclosed rear garden. To the front of the property there is a garden and a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL COPPER WIRE
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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the conservatory has subsidence and an insurance claim is underway.

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		
69-80	C	78 C	90 B
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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