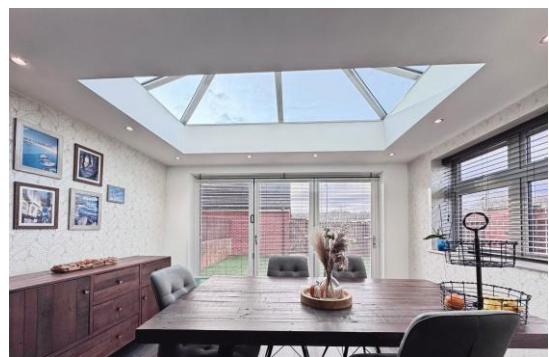




King Oswald Drive Blaydon

- Semi Detached Townhouse
- Ground Floor WC
- En Suite to Master Bedroom
- Driveway & Garage
- Rear Garden

OIEO £ 250,000



ROOK
MATTHEWS
SAYER

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125 King Oswald Drive

Blaydon, NE21 4FD

PROPERTY DESCRIPTION

The accommodation:

Entrance:

Wooden door to the front and radiator.

WC:

Low level wc, wash hand basin and radiator.

Kitchen: 17'10" 5.44m into bay x 8'0" 2.44m

UPVC window to the front, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, part tiled, integrated gas hob and electric oven, plumbed for washing machine, plumbed for dishwasher, breakfasting space and radiator.

Lounge: 21'4" 6.50m x 15'1" 4.59m max

Extended. UPVC window, Bi-folding doors, ceiling lantern and radiator.

First Floor Landing:

Storage.

Bedroom Two: 12'6" 3.81m x 8'4" 2.54m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 10'3" 3.12m x 8'4" 2.54m

UPVC window, fitted wardrobes and radiator.

Bedroom Four: 9'0" 2.74m x 6'4" 1.93m

UPVC window, fitted wardrobes and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, wash hand basin, part tiled and radiator.

Second Floor Landing:

Storage and radiator.

Master Bedroom: 24'7" 7.49m max x 11'4" 3.45m

Two skylights, fitted wardrobes and radiator.

En Suite:

UPVC window, large shower, low level wc, wash hand basin, fully tiled and radiator.

Externally:

There is a South facing garden to the rear with artificial lawn and patio. There is a garage and allocated bay providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

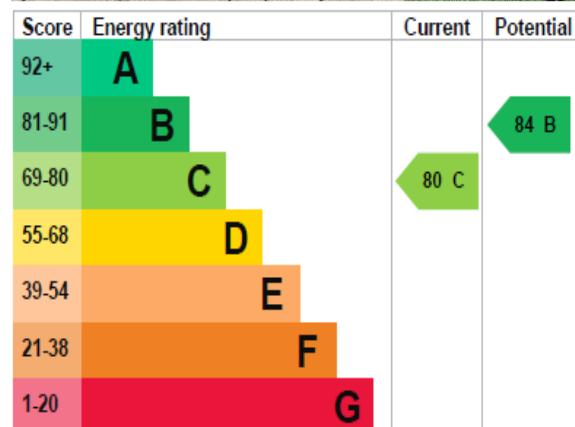
TENURE

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

RY00007217.VS.EW.12.11.2025.V.1.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

