



King Oswald Drive | Blaydon | NE21 4FE

OIEO £250,000



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SEMI DETACHED HOUSE

THREE BEDROOMS

TWO BATHROOMS

EN SUITE

KITCHEN DINER

BALCONY - RIVER VIEWS

ENCLOSED REAR GARDEN

GARAGE & DRIVEWAY

RMS | Rook
Matthews
Sayer

THIS THREE-BEDROOM SEMI-DETACHED HOME ON THE MUCH SOUGHT AFTER STELLA RIVERSIDE, OFFERS IMMACULATE ACCOMMODATION ARRANGED OVER THREE FLOORS AND MAKING A PRACTICAL CHOICE FOR FAMILIES AND FIRST-TIME BUYERS.

ON THE GROUND FLOOR, THE MODERN KITCHEN ENJOYS PLENTY OF NATURAL LIGHT, WITH SPACE FOR DINING, INTEGRATED APPLIANCES AND FRENCH DOORS OPENING DIRECTLY ONTO THE GARDEN. THERE IS ALSO A HANDY DOWNSTAIRS WC AND INTERNAL ACCESS TO THE GARAGE, WITH A DOUBLE DRIVEWAY TO THE FRONT PROVIDING CONVENIENT OFF-STREET PARKING.

THE MAIN RECEPTION ROOM SITS ON THE FIRST FLOOR AND FEATURES FRENCH DOORS LEADING TO A BALCONY WITH ATTRACTIVE RIVER VIEWS – A COMFORTABLE SPOT TO RELAX OR ENTERTAIN. THE BEDROOMS ARE ARRANGED ACROSS THE UPPER FLOORS: THE MAIN DOUBLE BEDROOM INCLUDES AN EN-SUITE AND BUILT-IN WARDROBES, WHILE THE SECOND BEDROOM IS A FURTHER DOUBLE AND THE THIRD IS A SMALLER DOUBLE, OFFERING FLEXIBLE USE AS A GUEST ROOM OR HOME OFFICE. THE FAMILY BATHROOM PROVIDES BOTH A SEPARATE BATH AND SHOWER, WITH AN ADDITIONAL BATHROOM LOCATED ON THE SECOND FLOOR.

BLAYDON-ON-TYNE OFFERS GOOD LOCAL AMENITIES, INCLUDING SHOPS, SUPERMARKETS AND CAFÉS AROUND BLAYDON TOWN CENTRE. RIVERSIDE WALKING AND CYCLING ROUTES NEARBY MAKE THE MOST OF THE SURROUNDING SCENERY. BLAYDON RAILWAY STATION PROVIDES SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEYS TO NEWCASTLE CENTRAL STATION TYPICALLY AROUND 10-15 MINUTES, MAKING COMMUTING STRAIGHTFORWARD. BUS LINKS ALSO CONNECT THE AREA WITH NEIGHBOURING TOWNS AND THE WIDER TYNESIDE REGION.

OVERALL, THIS SEMI-DETACHED HOME COMBINES MODERN LIVING, RIVER VIEWS AND PRACTICAL FEATURES IN A SOUGHT-AFTER LOCATION.

The accommodation:

Entrance:

Composite door to the front, two storage cupboards, access to garage and radiator.

WC:

Low level wc, wash hand basin and radiator.

Kitchen/Diner: 15'4" 4.67m x 14'3" 4.34m

UPVC French doors, 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 radiator.

First Floor Landing:

Radiator.

Lounge: 15'6" 4.72m x 11'0" 3.35m

UPVC French doors to the rear with River views and radiator.

Bedroom One: 15'5" 4.70m x 11'1" 3.38m into bay

Square bay window, UPVC window and radiator.

Bathroom:

Bath, shower, low level wc, wash hand basin, part tiled and heated towel rail.

Second Floor Landing:

Storage and radiator.

Bedroom Two: 13'6" 4.12m plus robes max x 11'0" 3.35m
Two Skylights, fitted wardrobes and radiator.

En Suite:

UPVC window, shower, low level wc, wash hand basin and part tiled.

Bedroom Three: 13'7" 4.15m max x 8'2" 2.48m
UPVC window to the front and radiator.

Bathroom:

Skylight, bath, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

There is a double driveway to the front providing off street parking leading to a single garage. To the rear there is an enclosed garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: No

Parking: Garage/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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak

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: TBC

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**EPC RATING WILL GO
HERE**

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