



High Hedgefield Terrace | Blaydon | NE21 4NP

£120,000



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NEUTRALLY DECORATED

MOVE IN READY

TWO RECEPTION ROOMS

NEW FITTED KITCHEN

INTEGRATED APPLIANCES

NEW CARPETS

WELL PROPORTIONED

UNDERGROUND CELLAR

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THIS TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN BLAYDON-ON-TYNE AND IS NEUTRALLY DECORATED THROUGHOUT, PROVIDING A STRAIGHTFORWARD BACKDROP FOR A RANGE OF FURNISHINGS AND STYLES.

THE GROUND FLOOR COMPRISES TWO RECEPTION ROOMS, OFFERING FLEXIBLE SPACE FOR LIVING AND DINING OR A HOME OFFICE. THE BRAND NEW KITCHEN INCLUDES AN INTEGRATED OVEN AND MICROWAVE, WITH WORKTOP AND STORAGE SPACE ARRANGED FOR PRACTICAL DAY-TO-DAY USE. THE PROPERTY ALSO BENEFITS FROM NEW CARPETS AND FRESH DECORATION THROUGHOUT, GIVING A CLEAN AND READY-TO-OCCUPY FEEL. UPSTAIRS ARE TWO BEDROOMS AND A BATHROOM, COMPLETING A WELL-PROPORTIONED LAYOUT SUITED TO COUPLES, SMALL FAMILIES OR THOSE DOWNSIZING.

BLAYDON-ON-TYNE OFFERS A GOOD SELECTION OF LOCAL AMENITIES INCLUDING SHOPS, SUPERMARKETS AND SERVICES AROUND BLAYDON TOWN CENTRE AND FRONT STREET. THERE ARE PRIMARY AND SECONDARY SCHOOLS IN THE WIDER BLAYDON AND RYTON AREA, AS WELL AS LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE, PROVIDING OUTDOOR LEISURE OPPORTUNITIES.

BLAYDON RAILWAY STATION IS THE NEAREST MAIN PUBLIC TRANSPORT HUB, TYPICALLY AROUND 5-10 MINUTES' DRIVE FROM THE PROPERTY DEPENDING ON TRAFFIC. FROM BLAYDON, TRAINS RUN TO NEWCASTLE CENTRAL STATION IN AROUND 10 MINUTES AND TO HEXHAM AND CARLISLE TO THE WEST, GIVING ACCESS TO BOTH CITY AND COUNTRYSIDE. ROAD LINKS VIA THE A1 AND A695 CONNECT BLAYDON WITH NEWCASTLE, GATESHEAD AND THE WIDER TYNE VALLEY, MAKING THE PROPERTY A SUITABLE BASE FOR COMMUTERS.

The accommodation:

Hallway:

Under stairs cupboard, coving to ceiling, stairs to first floor and radiator.

Lounge: 14'11" 4.55m x 13'1" 3.99m into alcove
Double glazed UPVC bow window to the front, electric wall mounted fire, built in cabinets in alcove and radiator.

Dining Room: 11'5" 3.48m max x 10'9" 3.28m
Double glazed UPVC window to the rear, radiator and sliding door to the;

Kitchen: 11'5" 3.48m x 7'0" 2.13m
Double glazed UPVC window and double glazed UPVC door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, built in gas hob, built in electric oven, extractor hood, built in microwave and plumbed for washing machine.

First Floor Landing:
Loft access and coving to ceiling.

Bedroom One: 10'11" 3.33m x 9'6" 2.90m plus wardrobes and recess
Double glazed UPVC window to the rear, sliding fitted wardrobes and radiator.

Bedroom Two: 15'1" 4.59m x 6'6" 1.98m plu wardrobes
Double glazed window to the front, fitted wardrobes, fitted storage and radiator.

Bathroom wc: 11'4" 3.45m max x 7'1" 2.16m plus recess
Double glazed UPVC window to the front, paneled bath with shower over, shower screen, pedestal wash hand basin, push button low level wc, coving to ceiling, fitted storage and radiator.

Externally:

There is a patio garden to the front and a yard to the rear with gated access to the back lane, there is also access to a cellar under the property which can be used for storage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NONE
Mobile Signal Coverage Blackspot: No
Parking: STREET

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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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