



Polmaise Street Blaydon

- Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Front Garden
- Rear Yard

OIEO £ 135,000



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ROOK
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SAYER

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19 Polmaise Street

Blaydon, NE21 4DB

WELCOME TO THIS IMMACULATE TERRACED PROPERTY THAT'S JUST WAITING FOR YOU TO CALL IT HOME! SITUATED IN A LOCATION WITH FANTASTIC PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES RIGHT ON YOUR DOORSTEP, IT'S THE IDEAL PLACE FOR COUPLES WHO WANT TO ENJOY THE CONVENIENCE OF URBAN LIVING, BUT WITH A COSY, HOMELY FEEL.

AS YOU STEP INSIDE, YOU'LL BE GREETED BY TWO DELIGHTFUL RECEPTION ROOMS. THE FIRST ONE IS A WELCOMING SPACE WITH A WARM, ORIGINAL FIREPLACE AND STUNNING WOOD FLOORS, PERFECT FOR THOSE COSY EVENINGS IN. THE SECOND RECEPTION ROOM ALSO BOASTS BEAUTIFUL WOOD FLOORS AND FEATURES A CHARMING LOG BURNER, PERFECT FOR CREATING A RELAXING AND COSY ATMOSPHERE DURING THOSE CHILLY WINTER NIGHTS.

THE PROPERTY ALSO BOASTS A NATURALLY LIT KITCHEN THAT'S NOT ONLY PRACTICAL BUT ALSO A PLEASANT SPACE TO COOK IN. WHETHER YOU'RE A BUDDING CHEF OR A MICROWAVE MEAL MAESTRO, YOU'LL FIND EVERYTHING YOU NEED HERE.

UPSTAIRS, YOU'LL FIND TWO DOUBLE BEDROOMS. THE FIRST BEDROOM IS A SPACIOUS SANCTUARY, COMPLETE WITH BUILT-IN WARDROBES FOR ALL YOUR STORAGE NEEDS. THE SECOND BEDROOM, ALSO A GENEROUS DOUBLE, IS JUST WAITING FOR YOU TO ADD YOUR PERSONAL TOUCH.

THE BATHROOM IS A REAL TREAT WITH A MODERN RAIN SHOWER, PERFECT FOR UNWINDING AFTER A LONG DAY.

The accommodation:

Entrance:

Wooden door to the front and radiator.

Lounge: 12'7" 3.84m x 12'2" 3.71m into alcove

UPVC window, fire with surround, solid wood flooring, radiator and double doors to;

Dining Room: 15'6" 4.72m into alcove x 13'7" 4.15m

UPVC window, Inglenook with log burner, solid wood flooring, under stairs storage and radiator.

Kitchen: 14'10" 4.52m x 7'4" 2.24m

Two UPVC windows, UPVC door, fitted with a range of matching tall wall and base units with work surfaces above incorporating Belfast style sink unit with drainer, integrated gas hob, electric oven, integrated fridge freezer and vertical radiator.

WC:

UPVC window, low level wc and vanity wash hand basin.

First Floor Landing:

Loft access.

Bedroom One: 13'9" 4.19m plus robes x 12'7" 3.84m max

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 14'1" 4.29m x 9'10" 2.99m into alcove

UPVC window and radiator.

Bathroom:

UPVC window, large walk in shower, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

There is a garden to the front and rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

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: A

EPC RATING: D

RY00006259.VS.EW.12.04.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

