



King Oswald Drive Blaydon

- End Terrace Town House
- Three Bedrooms
- Rear Garden
- Allocated Parking
- Viewing Advised

£ 160,000



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101 King Oswald Drive

Blaydon, NE21 4FD

Welcome to this charming end of terrace property, currently listed for sale. It's in good condition, ready for you to move in and make it your own! The property boasts a well-designed layout with one welcoming reception room and a functional kitchen.

The reception room is open-plan, giving you a sense of space and flexibility. It's the perfect place to relax, entertain, or spend quality time with loved ones. What's more, it provides access to a lovely garden, bringing in plenty of natural light and offering the ideal setting for outdoor relaxation or al fresco dining.

Upstairs, you'll find three comfortable bedrooms. Two are spacious double rooms, with one benefiting from built-in wardrobes and the other bathed in natural light. The third bedroom is a cosy single room, perfect for a home office or a child's room.

Outside, the property comes with allocated parking — a real perk in this bustling neighbourhood. The rear garden is a delightful bonus, offering your own private oasis.

Situated in an area known for its green spaces, strong local community, walking routes, and cycling routes, it's perfect for those who love the great outdoors. This property is particularly ideal for couples seeking to establish their roots.

In summary, this property offers a blend of comfort, convenience, and community. It's a place where you can truly feel at home. We invite you to come and see it for yourself!

Entrance:

Wooden door to the front and radiator.

WC/Storage cupboard:

Low level wc or could be used as storage.

Kitchen: 9'0" 2.74m x 8'9" 2.67m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob and electric oven, plumbed for washing machine, open plan to;

Lounge: 12'2" 3.71m x 10'6" 3.20m

UPVC French doors and radiator.

First Floor Landing:

Bedroom Two: 14'4" 3.15m plus robes x 7'9" 2.36m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 12'3" 3.73m max x 7'8" 2.33m max L Shaped

Two UPVC windows and radiator.

Bathroom:

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

Second Floor Landing:

Storage.

Bedroom One: 15'7" 4.75m x 9'0" 2.74m

Three skylights, storage and radiator.

Externally:

There is a garden to the rear and allocated parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED 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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	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.

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