



Axwell View Blaydon

- Semi Detached House
- Three Bedrooms
- Conservatory
- Front & Rear Gardens
- Driveway & Garage

OIEO £ 190,000



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26 Axwell View

Blaydon, NE21 6NF

PRESENTING FOR SALE, A STUNNING SEMI-DETACHED HOUSE, IN IMMACULATE CONDITION. THIS PROPERTY STANDS OUT DUE TO ITS REMARKABLE FEATURES AND THE TOP-NOTCH QUALITY OF THE FIXTURES AND FITTINGS. IT PROMISES A COMFORTABLE LIVING ENVIRONMENT, IDEAL FOR FAMILIES SEEKING A SPACIOUS AND SECURE HOME.

THE PROPERTY HOLDS A TOTAL OF THREE BEDROOMS, TWO OF WHICH ARE SPACIOUS DOUBLE ROOMS, AND ONE A SINGLE ROOM, ALL WELL-KEPT AND PROMISING A PEACEFUL RETREAT FROM THE HUSTLE OF THE DAY. THE HOUSE ALSO FEATURES A SINGLE BATHROOM.

ONE OF THE KEY FEATURES OF THIS PROPERTY IS THE OPEN-PLAN KITCHEN. IT COMES WITH A DINING SPACE, PROVIDING A PERFECT SETTING FOR HOST DINNERS OR CASUAL FAMILY MEALS. THE QUALITY OF THE KITCHEN UNITS STANDS AS TESTIMONY TO THE ATTENTION GIVEN TO EVERY DETAIL IN THIS HOUSE.

FURTHER ENHANCING THE CHARM OF THIS HOUSE IS THE LIVING ROOM, FILLED WITH NATURAL LIGHT THROUGH THE LARGE WINDOWS. A LOG BURNER ADDS A COSY AND INVITING ATMOSPHERE, MAKING IT A PERFECT PLACE TO RELAX AND UNWIND.

THE PROPERTY ALSO BOASTS A CONSERVATORY, OFFERING A LOVELY SPACE TO ENJOY A CUP OF TEA WHILST ADMIRING THE VIEWS, AND A LARGE REAR GARDEN, PROVIDING A SAFE AND SECURE ENVIRONMENT FOR CHILDREN TO PLAY. THE PROPERTY FURTHER BENEFITS FROM A DRIVEWAY AND A LARGE GARAGE, PROVIDING AMPLE PARKING SPACE.

IN CONCLUSION, THIS SEMI-DETACHED HOUSE IS A PERFECT BLEND OF COMFORT AND CONVENIENCE, OFFERING AN IMPECCABLE STANDARD OF LIVING. WITH ITS AMPLE SPACE AND UNIQUE FEATURES, IT IS AN OPPORTUNITY NOT TO BE MISSED.

The accommodation:

Lounge: 18'7" 5.66m max x 14'2" 4.32m

Composite door to the front, log burner, under stairs storage and two vertical radiators.

Kitchen Diner: 18'7" 5.66m x 9'11" 3.02m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, Rangell style cooker, Breakfast bar and radiator.

Utility Room:

UPVC door to the garden, plumbed for washing machine and access to the garage.

Conservatory: 9'5" 2.87m x 7'11" 2.41m

UPVC conservatory.

First Floor Landing:

UPVC window, access to loft room.

Bedroom One: 11'11" 3.63m x 10'8" 3.25m

UPVC window, storage and radiator.

Bedroom Two: 10'8" 3.25m x 10'2" 3.10m

UPVC window and radiator.

Bedroom Three: 7'7" 2.31m x 6'11" 2.11m

UPVC window, airing cupboard and radiator.

Bathroom:

UPVC window, bath with shower over, wash hand basin, wc, fully tiled and radiator.

Externally:

There is a driveway to the front of the property providing off street parking leading to a garage and to the rear a lawned garden with patio and decked area.

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: B

EPC RATING: TBC

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EPC WILL GO HERE

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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