



King Oswald Drive Blaydon

- Semi Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Front & Rear Gardens
- Driveway & Garage

£ 200,000



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9 King Oswald Drive

Blaydon, NE21 4FD

FOR SALE IS THIS IMMACULATE SEMI-DETACHED HOUSE, IDEAL FOR FAMILIES AND COUPLES. THE PROPERTY BOASTS A STRONG LOCAL COMMUNITY AND NEARBY WALKING ROUTES, ENRICHING YOUR LIVING EXPERIENCE WITH A SENSE OF BELONGING AND OUTDOOR ACTIVITIES.

AS YOU STEP INSIDE, YOU'LL FIND A WELCOMING RECEPTION ROOM, IDEAL FOR ENTERTAINING GUESTS OR ENJOYING A QUIET EVENING IN. THE HOUSE OFFERS ONE LARGE BATHROOM, WELL-APPOINTED AND DESIGNED TO CATER TO ALL YOUR NEEDS.

THE PROPERTY FEATURES THREE COMFORTABLE DOUBLE BEDROOMS. THE MASTER BEDROOM BENEFITS FROM BUILT-IN WARDROBES AND AN EN-SUITE, OFFERING PRIVACY AND CONVENIENCE. THE REMAINING TWO DOUBLE BEDROOMS ARE SPACIOUS AND WELL-LIT, PROVIDING AMPLE SPACE FOR RELAXATION AND REST.

THE KITCHEN IS A TRUE HIGHLIGHT OF THIS HOME. FEATURING INTEGRATED APPLIANCES AND A GENEROUS DINING SPACE, IT'S PERFECT FOR FAMILY MEALS OR HOSTING DINNER PARTIES. THE FRENCH DOORS OPEN UP TO THE GARDEN, ALLOWING NATURAL LIGHT TO FLOOD IN AND OFFERING EASY ACCESS TO THE OUTDOOR AREA.

THE OUTSIDE SPACE IS JUST AS IMPRESSIVE AS THE INTERIOR. WITH A REAR GARDEN, THERE'S PLENTY OF SPACE FOR OUTDOOR DINING OR CHILDREN'S PLAY. THE PROPERTY ALSO BENEFITS FROM PARKING FOR TWO CARS AND A GARAGE, ADDING CONVENIENCE FOR CAR OWNERS.

IN SUM, THIS PROPERTY OFFERS A WELL-ROUNDED LIFESTYLE WITH ITS ARRAY OF FEATURES AND ITS FAVOURABLE LOCATION. THE HOUSE IS IN AN IMMACULATE CONDITION AND IS READY TO WELCOME ITS NEW OWNERS.

The accommodation:

Entrance:

Composite door to the front.

Lounge: 16'3" 4.95m x 10'1" 3.07m max
UPVC window and radiator.

WC:

Low level wc, wash hand basin and radiator.

Kitchen: 18'10" 5.74m x 7'7" 2.31m

UPVC window and UPV French door, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob, electric oven, washing machine, dishwasher, fridge freezer and radiator.

First Floor Landing:

Storage.

Bedroom One: 11'2" 3.40m x 9'0" 2.74m

UPVC window, fitted wardrobes and radiator.

En Suite:

UPVC window, shower, low level wc, wash hand basin, fully clad and heated towel rail.

Bedroom Two: 11'0" 3.35m x 9'0" 2.74m

UPVC window and radiator.

Bedroom Three: 9'7" 2.92m x 7'10" 2.39m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, low level wc, vanity wash hand basin, fully clad and heated towel rail.

Externally:

There is a driveway to the front providing off street parking leading to a garage and to the rear a garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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	76 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.

16 Branches across the North-East

