



## Theresa Street Blaydon

- Mid Terrace House
- Two Bedrooms
- Kitchen
- Rear Yard
- Viewing Recommended

**OIEO £ 110,000**



0191 413 1313  
2 Grange Road, Ryton NE40 3LT

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

# 12 Theresa Street

Blaydon, NE21 4QD

THIS MID-TERRACE PROPERTY IS AVAILABLE ON THE POPULAR THERESA STREET, WITH EXCELLENT ACCESS TO LOCAL AMENITIES ANT TRANSPORT LINKS. THE PROPERTY COMPRISES OF ENTRANCE HALL LEADING TO LIVING ROOM, WITH WALL MOUNTED ELECTRIC FIRE AND STORAGE UNDER STAIRS. THERE IS A BREAKFASTING KITCHEN WHICH LEADS ON TO THE REAR YARD. UPSTAIRS THERE IS A DOUBLE BEDROOM WITH FITTED STORAGE AND A SECOND SINGLE BEDROOM. THERE IS A FITTED BATHROOM, WITH THREE PIECE BATHROOM SUITE AND SHOWER OVER THE BATH. THIS PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance Hall:

UPVC door to the front and radiator.

Lounge: 15'11" 4.85m x 13'4" 4.06m into alcove

UPVC window to the front, cupboard under stairs and radiator.

Kitchen: 15'11" 4.85m x 7'11" 2.41m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit, integrated gas hob and electric oven, tiled splash backs and radiator.

First Floor Landing:

Bedroom One: 15'1" 4.59m into alcove x 9'3" 2.82m

UPVC window to the front, fitted robes and radiator.

Bedroom Two: 9'10" 2.99m x 6'3" 1.91m

UPVC window to the rear and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, wash basin, storage cupboard and heated towel rail

Externally:

There is an enclosed rear yard and on street parking.



## 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**

RY00006250/VS/EW/20.10.2022/V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	55   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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