



## Betsey Place Blaydon

- Mid Terrace House
- Three Bedrooms
- En Suite to Master Bedroom
- Rear Garden
- Driveway

**£ 169,995**



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# 8 Betsey Place

Blaydon, NE21 5GE

FOR SALE IS THIS IMMACULATE THREE-BEDROOM TERRACED PROPERTY. THIS HOME IS IN A PRIME LOCATION WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS, NEARBY SCHOOLS, AND LOCAL AMENITIES, MAKING IT THE PERFECT CHOICE FOR FAMILIES AND COUPLES ALIKE.

THE PROPERTY BOASTS A GENEROUS RECEPTION ROOM WITH ACCESS TO A LOW MAINTENANCE REAR GARDEN, PROVIDING AN EXCELLENT OUTDOOR SPACE FOR RELAXATION AND ENTERTAINING. THE KITCHEN IS A STANDOUT FEATURE WITH AMPLE DINING SPACE, CREATING A PERFECT ENVIRONMENT FOR HOME-COOKED MEALS. A CONVENIENT DOWNSTAIRS WC AND PARKING SPACE ADD TO THE PROPERTY'S PRACTICAL FEATURES.

UPSTAIRS, THE PROPERTY HOSTS THREE WELL-PROPORTIONED BEDROOMS. THE FIRST BEDROOM IS A SPACIOUS DOUBLE WITH AN EN-SUITE BATHROOM, BUILT-IN WARDROBES, AND A JULIET BALCONY, PROVIDING A WEALTH OF SPACE AND CONVENIENCE. THE SECOND BEDROOM IS ALSO A DOUBLE, OFFERING PLENTY OF ROOM FOR FURNITURE AND PERSONAL TOUCHES. THE THIRD BEDROOM IS A SINGLE, MAKING IT IDEAL FOR A CHILD'S ROOM OR A HOME OFFICE.

THIS PROPERTY'S CONDITION IS IMMACULATE, READY FOR THE NEW OWNERS TO MOVE IN WITHOUT NEEDING TO LIFT A FINGER. IT OFFERS A BLEND OF COMFORT AND CONVENIENCE THAT IS HARD TO FIND. WITH ITS GREAT LOCATION AND WELL-PLANNED LAYOUT, THIS HOME IS NOT TO BE MISSED. WHETHER YOU ARE A COUPLE LOOKING FOR YOUR FIRST HOME OR A FAMILY SEEKING A FRESH START, THIS PROPERTY COULD BE THE PERFECT MATCH FOR YOU.

#### Entrance:

Wooden door to the front and radiator.

#### WC:

Low level wc, wash hand basin and radiator.

#### Kitchen Diner: 14'1" 4.29m x 8'0" 2.44m

UPVC window to the front, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and radiator.

#### Lounge: 15'0" 4.57m x 12'6" 3.81m max

UPVC window, UVC French doors and storage.

#### First Floor Landing:

Storage.

#### Bedroom One: 10'7" 3.22m max x 8'7" 2.62m

UPVC French door to Juliette balcony, UPVC window, built in storage and radiator.

#### En Suite:

UPVC window, shower, low level wc, wash hand basin and radiator.

#### Bedroom Two: 9'0" 2.74m x 7'8" 2.33m

UPVC window and radiator.

#### Bedroom Three: 7'0" 2.13m x 6'9" 2.06m max

UPVC window and radiator.

#### Bathroom wc:

Bath, low level wc, wash hand basin, part tiled and radiator.

#### Externally:

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

#### 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: C

RY0006947.VS.EW.21.10.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 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

