



Bowland Terrace Blaydon

- End Terrace House
- Four Bedrooms
- Two Reception Rooms
- En Suite to Master Bedroom
- Rear Yard & Garden

OIEO £ 250,000



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19 Bowland Terrace

Blaydon, NE21 4PX

WELCOME TO THIS DELIGHTFUL END OF TERRACE HOUSE, ON THE MARKET AND READY TO BECOME YOUR PERFECT FAMILY HOME. THIS CHARMING PROPERTY IS SITUATED IN A FRIENDLY NEIGHBOURHOOD WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS, LOCAL AMENITIES, AND NEARBY SCHOOLS - PERFECT FOR A GROWING FAMILY.

AS YOU STEP THROUGH THE FRONT DOOR, YOU'LL FIND TWO GENEROUSLY SIZED RECEPTION ROOMS. THE FIRST RECEPTION ROOM BOASTS LARGE WINDOWS THAT ALLOW NATURAL LIGHT TO FLOOD IN, CREATING AN INVITING AND WARM ATMOSPHERE. IT FEATURES A LOG BURNER, PERFECT FOR COSY EVENINGS AT HOME. THE SECOND RECEPTION ROOM IS SEPARATE, OFFERING AN ADDITIONAL SPACE TO RELAX OR ENTERTAIN GUESTS.

THE HEART OF THE HOME IS THE SPACIOUS KITCHEN, COMPLETE WITH A DESIGNATED DINING AREA, WHERE YOU CAN GATHER AND ENJOY MEALS TOGETHER. IT'S AN IDEAL SPOT FOR HOSTING DINNER PARTIES OR ENJOYING A QUIET SUNDAY BRUNCH.

UPSTAIRS, YOU'LL FIND FOUR BEDROOMS. THREE OF THESE ARE DOUBLE SIZED, WITH THE MASTER BEDROOM BENEFITTING FROM AN EN-SUITE FOR ADDED CONVENIENCE. THE FOURTH BEDROOM IS A SINGLE ROOM, PERFECT AS A NURSERY OR HOME OFFICE. THE FAMILY BATHROOM FEATURES A BEAUTIFUL FREE-STANDING BATH, CREATING A SANCTUARY WHERE YOU CAN UNWIND AT THE END OF THE DAY.

OUTSIDE, THERE IS A FRONT GARDEN AND REAR YARD WAITING TO BE ENJOYED. IT'S THE PERFECT OUTDOOR SPACE FOR CHILDREN TO PLAY OR FOR SUMMER BARBECUES WITH FAMILY AND FRIENDS. THERE IS ALSO A LARGE SEPARATE GARDEN WHICH WITH A LITTLE LOVE COULD BE TRANSFORMED INTO A GREAT OUTSIDE SPACE

THIS PROPERTY, WITH ITS BLEND OF COMFORT AND CONVENIENCE, IS SURE TO BE AN IDEAL FIT FOR FAMILIES. DON'T MISS OUT ON THE CHANCE TO MAKE THIS HOUSE YOUR HOME.

Entrance:

Wooden external door and door to hallway.

Lounge: 17'8" 5.38m x 15'1" 4.59m into bay
UPVC windows and four radiators.

Dining Room: 14'3" 4.34m into alcove x 11'8" 3.56m
UPVC window, storage and radiator.

Kitchen: 20'4" 6.20m x 10'2" 3.10m
Two windows, wooden door to the yard, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, Range style cooker, plumbed for washing machine and radiator.

First Floor Landing:

Bedroom One: 17'8" 5.38m x 11'7" 3.53m
UPVC window, fireplace, solid wood flooring and radiator.

Bedroom Two: 14'5" 4.39m x 12'0" 3.66m
UPVC window.

Bedroom Three: 10'1" 3.07m x 8'1" 2.46m
UPVC window and radiator.

Bathroom:
UPVC window, bath, low level wc, pedestal wash hand basin, part tiled and radiator.

Second Floor Landing:
Skylight.

Bedroom Four: 10'7" 3.22m x 4'9" 1.51m
UPVC window, storage and radiator.

En Suite:
Skylight, shower, low level wc and vanity wash hand basin.

Externally:
There is a yard to the rear and a garden separate to the house.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: STREET

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.

16 Branches across the North-East



The Property
Ombudsman