



King Oswald Drive Blaydon

- Semi Detached Town House
- Garage & Driveway
- Front & Rear Garden
- Stylish Throughout
- Freehold

**Offers in excess of
£185,000**



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

"Street Address"

"Village Address"

PROPERTY DESCRIPTION

Presenting an immaculate semi-detached town house for sale in a highly sought-after location. This pristine property provides the perfect setting for first-time buyers and families alike.

The house is well-proportioned with three bedrooms, all of which are double-sized. Bedrooms two and three feature built-in wardrobes, providing ample storage space for personal items. The property also includes a recently updated bathroom complete with a rain shower, offering a touch of luxury and sophistication.

The heart of this home is the breakfasting kitchen, which includes a dining space perfect for family meals or entertaining guests. The single reception room is a relaxing space to enjoy.

The exterior of the property is just as impressive as the interior, boasting both a front and rear garden. The front garden provides a welcoming entrance, while the rear garden is the perfect outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes a garage and driveway, offering secure off-street parking.

Its location is a definite advantage, with nearby parks and walking routes offering plenty of recreational activities. This property truly is a gem in a prime location. We invite interested parties to arrange a viewing to fully appreciate what this property has to offer.

Entrance:

Wooden door to front and radiator.

Livingroom: 11'11 3.63m (max) x 14'9 4.50m (max)
UPVC windows to front and radiator.

WC:

Low level WC, basin, and radiator

Breakfasting kitchen: 11'11 3.64m x 8'10 2.69m

Wall and base units, intergrated hob and extractor, electric oven, plumbing for washing machine, intergrated dishwasher, 1 ½ stainless steel sink and drainer, UPVC French doors and radiator.

Stairs off landing:

Radiator

Bedroom one: 12'2 3.71m x 11'11 3.63m (L shaped)

UPVC window and radiator.

Bedroom two: 9'5 2.87m x 7'8 2.33m (+Robes)

UPVC window, radiator and fitted wardrobes

Bathroom:

Recently updated, fully tiled, bath and shower, basin and vanity, low level WC, heater towel rail and UPVC window

Stairs to 2nd floor:

Storage

Bedroom three: 11'11 3.63m x 11'4 3.45m (max)

2 x skylights, radiator and walk in cupboard with plumbing for an en suit.

External:

Garden to front and rear, garage and driveway.

PRIMARY SERVICES SUPPLY

Electricity: Main

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway & garage

COUNCIL TAX BAND: C

EPC RATING: TBC

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



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

