



## Robinsons Drive Blaydon

- Mid Terrace House
- Two Bedrooms
- En Suite to Master Bedroom
- Rear Garden & Parking
- No Onward Chain

**£ 120,000**



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ROOK  
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# 5 Robinsons Drive

Blaydon, NE21 5GF

THE PROPERTY IS STRATEGICALLY LOCATED WITH CONVENIENT ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, MAKING IT AN IDEAL INVESTMENT FOR FIRST-TIME BUYERS.

THE GROUND FLOOR OF THIS HOME COMPRISES A WELL-SIZED RECEPTION ROOM, OFFERING DIRECT ACCESS TO A REAR GARDEN. THE KITCHEN IS SPACIOUS AND OFFERS AMPLE ROOM FOR DINING. THERE'S PLENTY OF SCOPE WITHIN THIS SPACE TO CREATE A STYLISH HUB OF THE HOME THAT SUITS YOUR PERSONAL TASTE AND LIFESTYLE.

THE FIRST FLOOR OF THIS HOME BOASTS TWO DOUBLE BEDROOMS. THE MASTER BEDROOM IS A PARTICULARLY GENEROUS SPACE, COMPLETE WITH EN-SUITE FACILITIES AND BUILT-IN WARDROBES, OFFERING AMPLE STORAGE. THE SECOND BEDROOM ALSO OFFERS A GENEROUS DOUBLE SIZE.

THE HOUSE BENEFITS FROM PARKING FACILITIES, A SOUGHT-AFTER AMENITY THAT ADDS TO THE CONVENIENCE AND APPEAL OF THIS PROPERTY. ADDITIONALLY, THE HOUSE IS AVAILABLE WITH NO ONWARD CHAIN, MAKING THE BUYING PROCESS MORE STRAIGHTFORWARD AND POTENTIALLY QUICKER.

The accommodation:

Entrance:

Wooden door to the front and radiator.

WC:

Low level wc, wash hand basin and radiator.

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

UPVC window, fitted with a range of wall and base units with work surfaces above incorporating one and a half bowl ink unit with drainer, plumbed for washing machine and radiator.

Lounge: 14'10" 4.52m x 12'7" 3.84m

UPVC window, UPVC French doors, storage and radiator.

First Floor Landing:

Loft access and storage.

Bedroom One: 10'8" 3.25m x 8'7" 2.62m

UPVC window, UPVC Juliette balcony, storage and radiator.

En Suite:

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

Bedroom Two: 15'0" 4.57m max x 9'0" 2.74m max

Two UPVC windows and two radiators.

Bathroom wc:

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

Externally:

There is an allocated parking space and a garden to the rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

## 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

RY00007012.VS.EW.15.0102025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 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

