



## Fairway Blaydon

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Loft Room
- Rear Garden & Driveway

**£ 250,000**



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# 15 Fairway

Blaydn, NE21 4LL

THIS STUNNING FAMILY HOME IS LOCATED ON THIS MUCH SOUGHT AFTER ESTATE AND OFFERS SPACIOUS AND STYLISH ROOMS THROUGHOUT. THE PROPERTY HAS BEEN UPGRADED TO A VERY HIGH STANDARD BY THE CURRENT OWNERS AND SIMPLY MUST BE VIEWED TO BE APPRECIATED. THE PROPERTY IS ENTERED THROUGH A PORCH WITH CLOAK CUPBOARD AND IN TO A LARGE LIVING SPACE WITH BAY WINDOW, OPEN PLAN STAIRCASE AND ON TREND MEDIA WALL WITH INSET ELECTRIC FIRE. THE KITCHEN DINER IS A REAL HEART OF THE HOME, WITH INTEGRATED APPLIANCES, ISLAND AND FRENCH DOORS LEADING ON TO THE GARDEN, MAKING THIS THE PERFECT SPOT TO ENTERTAIN FRIENDS AND FAMILY. THERE IS A SEPARATE UTILITY ROOM WITH ADDITIONAL CUPBOARD SPACE. TO THE FIRST FLOOR THERE ARE TWO GOOD SIZED DOUBLE BEDROOMS, BOTH WITH FITTED STORAGE. THE THIRD BEDROOM IS CURRENTLY FITTED AS A DRESSING ROOM WITH MIRRORED WARDROBES AND HAS A STAIRCASE WHICH LEADS TO A FANTASTIC LOFT ROOM, WITH FITTED STORAGE AND SKY LIGHTS. THE BATHROOM IS MODERN AND STYLISH WITH THREE PIECE BATHROOM SUITE AND SHOWER OVER THE BATH. EXTERNALLY THERE IS AMPLE OFF STREET PARKING TO THE FRONT OF THE PROPERTY AND TO THE REAR A LOW MAINTENANCE SOUTH FACING REAR GARDEN WITH ARTIFICIAL LAWN AND DECKING. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT

**Porch:**  
UPVC windows, composite door, storage cupboard and radiator.

**Lounge:** 17'10" 5.44m max x 14'6" 4.42m into bay  
Bay window to the front, media wall with electric fire, under stairs storage, radiator and vertical radiator.

**Kitchen Diner:** 26'0" 7.93m plus storage x 10'7" 3.22m max  
Two windows, French doors, UPVC door to the garden, fitted with a range of matching wall and base units with quartz work surfaces above incorporating one and a half bowl sink unit with drainer, integrated hob, integrated oven, extractor hood, integrated fridge freezer, dishwasher, heated drawer and two vertical radiators.

**Utility Room:**  
UPVC window, fitted with wall and base units, plumbed for washing machine and radiator.

**First Floor Landing:**  
UPVC window and glass banister.

**Bedroom One:** 11'9" 3.58m x 9'1" 2.77m  
UPVC window, storage and radiator.

**Bedroom Two:** 10'7" 3.22m x 9'3" 2.82m plus radiator.  
UPVC window, fitted wardrobes and radiator.

**Bedroom Three:**  
UPVC window, currently fitted with wardrobes, radiator and stairs to;

**Loft Room:** 14'0" 4.27m x 12'0" 3.66m  
Skylight and radiator.

**Bathroom:**  
UPVC window, bath with shower over, low level wc, pedestal wash hand basin, tiled walls, tiled floor and heated towel rail.

**Externally:**  
There is a driveway to the front providing off street parking. To the rear there is a south facing garden with artificial grass and decking. The garage is currently used for storage and is half portioned for the utility room.

#### 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:** D  
RY00003423.VS.EW.03.02.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   c
55-68	D	59   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

