



## Klondyke Walk Blaydon

- End Town House
- Three Bedrooms
- Kitchen Diner
- Ground Floor WC
- Gardens & Parking

**OIEO £ 180,000**



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MATTHEWS  
SAYER

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# 7 Klondyke Walk

Blaydon, NE21 4FG

PRESENTING A DELIGHTFUL SEMI-DETACHED TOWNHOUSE FOR SALE. THIS PROPERTY IS A SHINING EXAMPLE OF A WELL-MAINTAINED HOME, REFLECTING ITS GOOD CONDITION IN EVERY CORNER. OFFERING A WELL-BALANCED LIVING ACCOMMODATION, THE HOUSE COMPRISES ONE RECEPTION ROOM, A KITCHEN, THREE BEDROOMS, AND A BATHROOM.

THE RECEPTION ROOM, FEATURING LARGE WINDOWS, IS WELL-APPOINTED AND PROVIDES A COMFORTABLE SPACE FOR RELAXATION. FESTOONED WITH NATURAL LIGHT, IT IS THE PERFECT PLACE TO UNWIND AFTER A LONG DAY. THE KITCHEN IS A REAL TREAT, OFFERING AMPLE SPACE AND IS COMPLETE WITH A DINING AREA. THE FRENCH DOORS LEADING TO THE GARDEN INFUSE A SENSE OF OPEN SPACE, MAKING IT AN IDEAL PLACE FOR FAMILY MEALS OR ENTERTAINING GUESTS.

THE PROPERTY BOASTS THREE DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR A GROWING FAMILY OR FOR ACCOMMODATING GUESTS. THE BATHROOM IS PRACTICAL AND WELL-DESIGNED WITH A SHOWER OVER THE BATH, OFFERING CONVENIENCE AND STYLE.

ADDING TO ITS APPEAL, THE HOUSE HAS A DOWNSTAIRS WC FOR ADDITIONAL CONVENIENCE. THE ENCLOSED REAR GARDEN OFFERS A SAFE AND PRIVATE OUTDOOR SPACE, PERFECT FOR CHILDREN TO PLAY OR FOR ALFRESCO DINING. THE PROPERTY ALSO COMES WITH ALLOCATED PARKING, ENSURING NO CONCERNS OVER VEHICLE SAFETY.

SITUATED IN A SOUGHT-AFTER LOCATION, THE PROPERTY BENEFITS FROM ITS PROXIMITY TO NEARBY PARKS AND CYCLING ROUTES, OFFERING PLENTY OF OPPORTUNITIES FOR OUTDOOR ACTIVITIES. THIS PROPERTY IS IDEAL FOR FIRST-TIME BUYERS AND FAMILIES ALIKE, WHO ARE LOOKING FOR A PEACEFUL AND COMFORTABLE DWELLING IN A FRIENDLY NEIGHBOURHOOD. DON'T MISS OUT ON THIS WONDERFUL OPPORTUNITY TO MAKE THIS HOUSE YOUR HOME.

The accommodation

Entrance:  
Wooden door to the front and radiator.

Lounge: 14'10" 4.52m max x 11'9" 3.58m  
UPVC window to the front, understairs storage and radiator.

WC:  
Low level wc, wash hand basin and radiator.

Kitchen Diner: 11'8" 3.56m x 7'8" 2.33m  
UPVC French door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, gas hob, electric oven, plumbed for washing machine and radiator.

First Floor Landing:  
Radiator.

Bedroom One: 11'11" 3.63m max x 11'9" 3.58m max  
Two UPVC windows and radiator.

Bedroom Two: 11'9" 3.58m x 7'9" 2.36m  
UPVC window and radiator.

Bathroom wc:  
UPC window, bath with shower over, low level wc, wash hands basin, part tiled and heated towel rail.

Second Floor Landing:  
Storage.

Bedroom Three: 20'7" 6.27m x 8'4" 2.54m  
Two skylights, storage and radiator.

Externally:  
There are gardens to both the front and rear of the property and allocated parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
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: C

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

