



## Rennison Mews Blaydon

- Semi Detached Town House
- Three Bedrooms
- En Suite to Master Bedroom
- Gardens, Garage & Driveway
- No Onward Chain

**Offers Over £ 168,000**



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# 3 Rennison Mews

Blaydon, NE21 5GP

WE ARE THRILLED TO PRESENT TO THE MARKET THIS CHARMING SEMI-DETACHED TOWN HOUSE, IN GOOD CONDITION, CONVENIENTLY LOCATED FOR SALE. THIS PROPERTY IS IDEAL FOR FAMILIES, OFFERING THREE BEDROOMS AND ONE BATHROOM.

THE GENEROUS ACCOMMODATION IS SPREAD ACROSS THREE LEVELS AND PROVIDES A PERFECT BALANCE BETWEEN SLEEPING AND LIVING ACCOMMODATION. THE FIRST BEDROOM IS A SPACIOUS DOUBLE FEATURING AN EN-SUITE AND BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE SECOND BEDROOM, ALSO A DOUBLE, COMES WITH BUILT-IN WARDROBES. THE THIRD BEDROOM IS A SINGLE ROOM, IDEAL FOR CHILDREN OR HOME OFFICE.

THE BATHROOM IS WELL-APPOINTED WITH A SHOWER OVER THE BATH FOR THE BEST OF BOTH WORLDS. THE PROPERTY BOASTS ONE RECEPTION ROOM THAT PROVIDES DIRECT ACCESS TO A GARDEN, A PERFECT SPACE FOR FAMILY GATHERINGS OR FOR CHILDREN TO PLAY.

THE KITCHEN COMES EQUIPPED WITH SOME INTEGRAL APPLIANCES AND PROVIDES A GREAT SPACE FOR COOKING.

ADDING TO THE CHARM AND APPEAL OF THIS PROPERTY IS A DELIGHTFUL GARDEN WITH A SUMMERHOUSE, PERFECT FOR ENJOYING THE OUTDOORS IN THE COMFORT OF YOUR OWN HOME. OTHER OUTDOOR FEATURES OF THIS PROPERTY INCLUDE A DRIVEWAY AND A GARAGE, PROVIDING AMPLE SPACE FOR PARKING AND STORAGE.

THE LOCATION OFFERS EXCELLENT PUBLIC TRANSPORT LINKS AND IS IN CLOSE PROXIMITY TO LOCAL AMENITIES AND SCHOOLS, MAKING IT A CONVENIENT PLACE TO LIVE FOR FAMILIES.

THE PROPERTY IS AVAILABLE FOR SALE WITH NO ONWARD CHAIN, MAKING IT A HASSLE-FREE PURCHASE FOR POTENTIAL BUYERS.

**DON'T MISS OUT ON THIS GREAT OPPORTUNITY TO SECURE THIS DELIGHTFUL FAMILY HOME.**

Entrance:  
Wooden door to the front, under stairs storage and radiator.

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

Kitchen: 11'8" 3.56m x 8'0" 2.44m  
Fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob and electric oven.

Lounge: 15'1" 4.59m x 12'8" 3.86m  
UPVC French doors and radiator.

First Floor Landing:  
UPVC window and storage.

Bedroom One: 10'9" 3.28m x 11'9" 3.58m  
UPVC French Juliette balconies, UPVC French doors and storage.

En Suite:  
UPVC window, shower, low level wc, wash hand basin and part tiled.

Bedroom Three: 11'0" 2.35m x 6'9" 2.06m  
UPVC window and radiator.

Bathroom:  
UPVC window, bath, low level wc and wash hand basin.

Second Floor Landing;

Bedroom Two: 13'0" 3.96m x 11'5" 3.48m  
Two UPVC windows, storage and radiator.

Externally:  
There is a garden to the rear with a summer house that has electricity and a further garden to the front. There is a garage in a separate block with a driveway.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY & GARAGE

#### 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 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

