



Cowan Close Blaydon

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Front & Rear Gardens
- Driveway

£ 210,000



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ROOK
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5 Cowan Close

Blaydon, NE21 4LQ

THIS WELL PRESENTED SEMI DETACHED HOME IS AVAILABLE ON THIS POPULAR ESTATE SITUATED WITHIN A QUIET CUL-DE-SAC. COMPRISING OF ENTRANCE HALL, LEADING TO LIVING ROOM, KITCHEN/DINER AND UTILITY ROOM. ON THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS AND A GOOD SIZED SINGLE ROOM, FAMILY BATHROOM AND SEPARATE WC. EXTERNALLY THERE IS A LARGE REAR ENCLOSED SOUTH FACING GARDEN, WHICH IS LANDSCAPED OVER THREE LEVELS AND PROVIDES ACCESS TO LOCAL WOODLAND. TO THE FRONT THERE IS A DOUBLE DRIVEWAY TO THE FRONT. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

Entrance:

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

Lounge: 15'2" 4.62m x 11'2" 3.40m into alcove

UPVC window to the front, gas fire with surround and radiator.

Kitchen Diner: 18'0" 5.49m x 10'3" 3.12m

Window to the rear, sliding doors to the South facing garden, fitted with a range of matching wall and base units with solid wood work surfaces above incorporating Belfast sink unit, gas cooker point and two radiators.

Utility Room:

Window and door to the garden, access to garage and plumbed for washing machine and dishwasher.

First Floor Landing:

Window and storage.

Bedroom One: 12'2" 3.71m x 11'7" 3.53m into alcove

UPVC window and radiator.

Bedroom Two: 10'4" 3.15m x 9'1" 2.77m plus radiator

UPVC window and radiator.

Bedroom Three: 8'3" 2.52m x 7'5" 2.26m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, vanity wash hand basin, fully tiled and radiator.

WC:

Window and low level wc.

Externally:

There is a large landscaped South facing garden to the rear with access to the woods, lawned, decked and patio area. To the front there is a garden with a driveway providing off street parking.

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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

