



## Hartside Crescent Blaydon

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Drive & Garage
- Gardens

**£ 210,000**



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# 21 Hartside Crescent

Blaydon, NE21 6HL

**FOUR BEDROOM SEMI DETACHED HOME AVAILABLE ON THIS POPULAR ESTATE AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY COMPRISES OF ENTRANCE HALL LEADING TO LIVING AND DINING ROOM, KITCHEN AND BREAKFAST ROOM. UPSTAIRS THERE ARE FOUR BEDROOMS, ONE OF WHICH HAS A LARGE DRESSING ROOM ATTACHED. THERE IS ALSO A FAMILY BATHROOM. EXTERNALLY THERE IS OFF STREET PARKING AVAILABLE IN FRONT OF THE GARAGE AND A LARGE GARDEN TO THE REAR. THIS PROPERTY PROVIDES GREAT POTENTIAL FOR ANY BUYER TO COME AND PUT THEIR OWN STAMP ON THEIR HOME. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.**

#### Entrance:

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

Lounge: 11'11" 3.63m plus bay x 11'5" 3.48m into alcove

Double glazed window to the front, gas fire with surround, open plan to;

Dining Room: 10'7" 3.22m x 8'9" 2.67m

Double glazed door to the garden and radiator.

Breakfast Room: 10'6" 3.20m x 7'11" 2.41m

Double glazed window and radiator.

Kitchen: 8'0" 2.44m x 7'11" 2.41m

Double glazed window and wooden door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, gas cooker point and plumbed for washing machine.

#### First Floor Landing:

Bedroom One: 12'1" 3.68m x 7'10" 2.39m plus robes

Double glazed window, fitted wardrobes and radiator.

Bedroom Two: 10'7" 3.22m x 9'0" 2.74m plus radiator

Double glazed window, storage and radiator.

Bedroom Three: 11'3" 3.43m x 8'0" 2.44m

Double glazed window, dressing room and radiator.

Bedroom Four: 7'8" 2.33m x 6'8" 2.03m plus radiator

Double glazed window and radiator.

#### Bathroom:

Two windows, bath with shower over, vanity wash hand basin, low level wc, fully tiled and radiator.

#### Externally:

There are gardens to both the front and the rear of the property. There is a driveway providing off street parking leading to a garage.

#### 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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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

