



Garden Mews Blaydon

- Mid Terrace House
- Four Bedrooms
- Kitchen Diner
- En Suite to Master Bedroom
- Driveway & Garden

£ 219,995



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ROOK
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SAYER

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16 Garden Mews

Blaydon, NE21 4AB

INCREDIBLY WELL PRESENTED TOWN HOUSE ON THIS POPULAR RECENT DEVELOPMENT, WITH EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS. COMPRISING OF ENTRANCE HALL, LEADING TO LIVING ROOM, STYLISH MODERN KITCHEN WITH INTEGRATED APPLIANCES, KITCHEN ISLAND AND FRENCH DOORS THAT LEAD TO THE REAR GARDEN. ON THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS, SINGLE BEDROOM AND VERY ON-TREND FAMILY BATHROOM. ON THE SECOND FLOOR THERE IS AN IMPRESSIVE MASTER BEDROOM WITH FITTED WARDROBES AND AN EN-SUITE SHOWER ROOM. THERE ARE GARDENS TO BOTH THE FRONT AND REAR AND ALLOCATED PARKING. CALL US NOW TO ARRANGE A VIEWING AND TO SEE WHAT THIS FANTASTIC PROPERTY HAS TO OFFER.

The accommodation:

Entrance:

Composite door to the front and radiator.

Lounge: 14'3" 4.34m x 12'8" 3.86m

UPVC window to the front and radiator.

Kitchen Diner: 15'11" 4.85m x 13'9" 4.19m

French doors, fitted with a range of matching tall wall and base units with work surfaces above incorporating sink and drainer, electric oven and hob, integrated dishwasher, washing machine, storage cupboard and radiator.

First Floor Landing:

UPVC window, storage and radiator.

Bedroom Two: 13'0" 3.96m x 9'1" 2.77m

UPVC window and radiator.

Bedroom Three: 9'1" 2.77m x 8'8" 2.64m

UPVC window and radiator.

Bedroom Four: 8'5" 2.57m x 6'6" 1.98m

UPVC window and radiator.

Bathroom wc:

Bath with shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Second Floor Landing:

Bedroom One:

Two skylights, fitted wardrobes with drawers and radiator.

En Suite:

Skylight, shower, low level wc, vanity wash hands basin, part tiled and heated towel rail.

Externally:

There is a garden and a driveway providing off street parking.

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: B

RY00006635/VS/EW/24.11.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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