

The Market Is **Moving** Again!



- Three Bedroom End Terrace Town House
- Dining Kitchen
- Gas Central Heating & Double Glazing
- Master Bedroom with En-Suite
- Rear Garden
- Detached Garage

# £ 155,950

2 Grange Road Ryton Tyne & Wear NE40 3LT



Professional Property People



Tel: 0191 4131313 Fax: 0191 4131771 www.rookmatthewssayer.co.uk

# Hawthorn Road, Blaydon, NE21 5DU

THIS THREE BEDROOMED END TERRACE TOWN HOUSE ON HAWTHORN ROAD IN BLAYDON MUST BE VIEWED INTERNALLY TO APPRECIATE THE ACCOMMODATION ON OFFER. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, GROUND FLOOR WC, DINING KITCHEN, LOUNGE, FIRST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE, FURTHER TWO BEDROOMS AND BATHROOM. EXTERNALLY THERE IS A REAR GARDEN AND A DEATCHED GARAGE.

The accommodation:

Entrance Hall: Stairs to first floor, tiled floor and radiator.

# Ground Floor WC:

Double glazed window to the front, low level wc, wall mounted wash hand basin and radiator.

# Dining Kitchen:

13' 9" (4.19m) x 11' 5" (3.48m) (max) Double glazed window to the front, fitted with a range of matching wall and base units with work surfaces above incorporating single drainer sink unit with mixer tap, built in gas hob, electric oven, extractor hood, integrated fridge, freezer, integrated washing machine and dishwasher, tiled splash backs, tiled floor, radiator and door to;

#### Lounge:

14' 8" (4.47m) x 11' 4" (3.45m) (max) Two double glazed French doors to the garden, under stair storage cupboard and radiator.

First Floor Landing:

#### Bathroom WC:

Double glazed window to the side, panelled bath, low level wc, pedestal wash hand basin, part tiled walls, tiled floor and radiator.

Bedroom Two:

14' 7" (4.44m) x 9' 4" (2.84m) (max) Two double glazed windows to the rear and radiator.

#### Bedroom Three:

10' 0" (3.05m) x 8' 0" (2.44m) (max) Double glazed window to the front and radiator. Recessed Area:

Double glazed window to the front, radiator and stairs to;

#### Bedroom One:

14' 8" (4.47m) x 12' 10" (3.91m) widening to 16' 10" (5.13m) (max) Two double glazed dormer windows to the front, two fitted double wardrobes and radiator.

#### En-Suite:

Double glazed velux window to the rear, corner shower cubicle, low level wc, pedestal wash hand basin, tiled floor, storage cupboards into eaves and radiator.

Externally:

To the rear of the property there is a lawned garden with a paved patio and fenced boundaries and attached garage.

RY00001559EW/JD/03.09.2009









## R102 Ravensworth 01670 713330

**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.





RICS

