



The Paddock Blyth

- Detached Bungalow
- Three Bedrooms
- No Upper Chain
- Garage And Off Street Parking
- Sought After Estate

OIEO £ 175,000



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ROOK
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SAYER

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The Paddock

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator, storage cupboard

LOUNGE 23'09 (7.01) MAXIMUM MEASUREMENTS INTO BAY X 12'40 (3.76)

Double glazed window to front, double radiator

KITCHEN 9'04 (3.28) X 10'96 (2.74)

Double glazed window to side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash back, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, door to side

BEDROOM ONE 11'90 (3.58) X 9'14 (2.77)

Double glazed window to side, single radiator

BEDROOM TWO 11'32 (3.43) X 10'38 (3.12) MAXIMUM MEASUREMENTS INTO RECESS

Double glazed window to rear, single radiator, fitted wardrobes

BEDROOM THREE 11'22 (3.40) X 9'14 (2.77)

Double glazed window to rear, single radiator

SHOWER ROOM

Shower cubicle, hand basin, low level WC, double glazed window to side, tiling to walls

FRONT GARDEN

Low maintenance garden, off street parking to side

REAR GARDEN

Block paved

GARAGE

single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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: 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

