



## Haggerston Road Blyth

Gorgeous Three Bedroom House. Located on the sought after Crofton Grange Estate, close to Asda, popular local schools and close to access for A189 and A19. The property briefly comprises: Entrance hall, downstairs WC, dining kitchen with integrated appliances and rear Lounge with double doors overlooking the garden. Three bedrooms to the first floor, the master bedroom with En-suite shower room and modern fitted robes, well presented family bathroom, private and enclosed rear garden with patio, artificial lawn and secure gate providing access to detached rear garage with additional parking bay. Interest in this property will be high call 01670 352900 or email.

Asking Price **£160,000**

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Haggerston Road

## Blyth

### PROPERTY DESCRIPTION

#### Entrance Hallway

Well-presented hallway with tiled floor, radiator, glazed door to dining kitchen

#### Dining Kitchen (Front) 18'1 x 9'0 (5.51m x 2.74m) maximum measurements

Turned staircase to the first floor, the kitchen incorporates a contemporary range of white, base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob and stainless steel extractor, single drainer sink unit with mixer taps, spotlights to ceiling, integrated fridge, freezer, dishwasher and washing machine, radiator, Amtico flooring, double glazed window, under-stair cupboard, modern tiling, glazed

#### Lounge (Rear) 12'19 x 12'1 (3.71m x 3.68m)

Enjoying a pleasant aspect overlooking the rear garden, double glazed French doors, radiator

#### First Floor Landing Area

Loft access

#### Bedroom One (Rear) 10'0 x 11'1 (3.05m x 3.38m)

Attractive fitted mirrored robes, radiator, double glazed window

#### En-Suite Shower Room

Modern En-suite comprising of shower cubicle, shower, pedestal washbasin, low level WC with push button cistern, double glazed window, radiator, extractor fan, Amtico flooring

#### Bedroom Two (Front) 11'1 x 6'0 (3.38m x 1.83m)

Radiator, double glazed window

#### Bedroom Three (Front) 8'0 x 6'1 (2.44m x 1.85m)

Radiator, double glazed window

#### Bathroom

Modern white bathroom suite comprising of bath, pedestal washbasin, low level WC with push button cistern, radiator, tile effect flooring, spotlights to ceiling, tiled splashbacks, Amtico flooring

#### Externally

Lovely, much improved rear garden with sought after Westerly aspect, paved patio, artificial lawn, borders with feature gravelling, fencing and gate opening to rear, side pathway with gate providing access to the front. Detached garage and further allocated parking bay

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Garage in a separate block



**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.

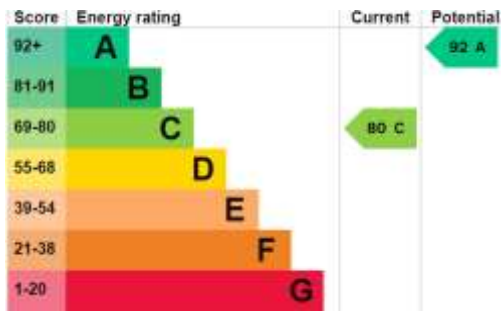
**TENURE**

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: TBC**

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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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