

Haggerston Road Blyth

This Gorgeous Three bedroom house on Haggerston Road, Crofton Grange in Blyth, will make a beautiful family home. Ready to move into and briefly comprising: Entrance hall, ground floor cloaks/WC, spacious lounge with French doors to garden and breakfasting kitchen. Three bedrooms to the first floor, master En suite and family bathroom. Externally there are well kept gardens to front and rear and access to detached garage, with off street parking. An ideal starter/family home close to schools, road transport links. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price £145,000









Haggerston Road Blyth

PROPERTY DESCRIPTION ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator

CLOAKS/W.C.

Double glazed window to front, low level WC, pedestal wash hand basin, extractor fan, radiator

LOUNGE 16' 0" (4.88m) X 13' 11" (4.24m)

Double glazed window to rear, under stairs cupboard, telephone and television points, double glazed French door to rear, one double and one single radiators

KITCHEN 10' 08" (3.25m) X 8' 07" (2.62m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, space for automatic washing machine, dishwasher and fridge/freezer. Part tiled walls, wall mounted combination boiler enclosed in unit, radiator, double glazed window to front

FIRST FLOOR LANDING

Access to boarded roof space, airing cupboard

BEDROOM ONE 10' 0" (3.05m) X 9' 03" (2.82m)

Double glazed window to rear, fitted wardrobes, radiator **EN SUITE SHOWER ROOM**

White three piece suite comprising pedestal wash hand basin, step in shower cubicle with electric shower, low level WC, part tiled walls, extractor fan

BEDROOM TWO 9' 02" (2.79m) X 9' 11" (3.02m)

Double glazed window to front, fitted bedroom furniture, fitted wardrobes, radiator

BEDROOM THREE 6' 08" (2.03m) X 6' 06" (1.98m)

Double glazed window to rear, overhead storage, radiator

BATHROOM/W.C.

White three piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, tiled walls, radiator, extractor fan, double glazed frosted window to front

FRONT GARDEN

Lawned area, wrought iron boundaries

REAR GARDEN

Laid mainly to lawn, decked area, ornamental slate area, fenced boundaries, gated access to rear, two parking spaces

GARAGE

Detached garage with up and over door to rear

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage in a separate block, allocated parking bay

Management Fee: £76.96 per annum

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

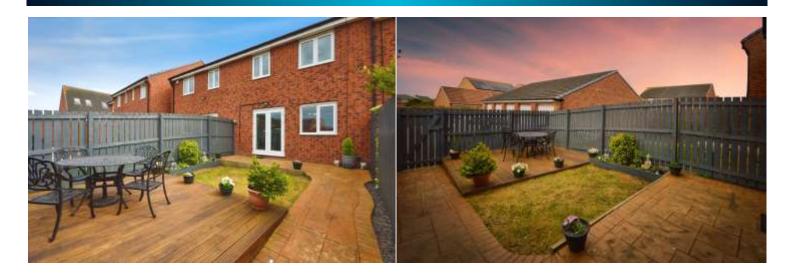
BL00011105.AJ.DS.13/06/2024.V.3











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 Laudeding Regulations — intending purchasers will be acked to produce original ideatification.

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

