



## 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](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

Asking Price **£145,000**

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MATTHEWS  
SAYER

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[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# 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**

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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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