

North View Cambois

ROOK MATTHEWS

SAYER

- Mid Terraced House
- Three bedrooms
- Two Reception Rooms
- Fully Refurbished
- No Upper Chain

£ 125,000

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





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North View

PROPERTY DESCRIPTION ENTRANCE

UVPC entrance door

LOUNGE 16'98 (5.11) X 13'74 (4.15) maximum measurements into recess Double radiator, fire surround, storage cupboard, double doors to front garden

DINING ROOM 14'94 (4.50) X 8'89 (2.64)

Double glazed window to rear, double radiator, two storage cupboards

KITCHEN 9'06 (2.74) X 7'55 (2.26)

Double glazed window to side, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed door to rear

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 13'74 (4.15) X 9'33 (2.82) measurements into recess Double glazed window to front, double radiator, built in cupboard

BEDROOM TWO 10'31 (3.12) X 8'95 (2.67) Double glazed window to front, single radiator

BEDROOM THREE 10'53 (3.18) X 7'36 (2.21) Double glazed window to rear, double radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin, low level WC, double glazed window to rear

FRONT GARDEN

Large garden laid mainly to lawn **REAR YARD** Outhouse

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: None Mobile Signal Coverage Blackspot: No Parking: On street parking

MINING

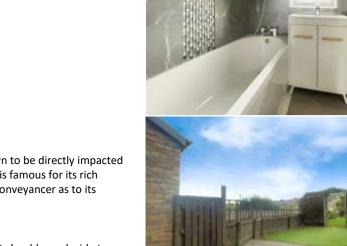
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: A

EPC RATING: TBC BL00011077.AJ.DS.28/06/2024.V.2

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.







16 Branches across the North-East



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w 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 carr out electronic identity verification. This is not a credit check and will not affect your credit score.