

## Delaval Crescent Blyth

- Semi Detached House
- Three Bedroom
- No Onward Chain
- Garage & Driveway
- Freehold

# £ 85,000



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## **Delaval Crescent**

Blyth

ENTRANCE Wood entrance door

#### LOUNGE 12'84 (3.86) X 12'77 (3.84) Double glazed window to front, radiator, television point

#### KITCHEN 19'05 (5.79) X 13'48 (4.06)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surface, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, space for fridge/freezer, laminate flooring, double glazed door to rear

#### BEDROOM ONE 11'82 (3.56) X 11'34 (3.43)

Double glazed window to front, single radiator

### BEDROOM TWO 12'63 (3.81) X 10'10 (3.30)

Double glazed window to front, radiator

### BEDROOM THREE 16'07 (4.88) X 7'39 (2.21)

Double glazed window to rear, single radiator

#### BATHROOM/WC

4 piece suite comprising: Panelled bath, shower cubicle, low level WC, pedestal wash hand basin, double glazed window to rear, single radiator

#### FRONT GARDEN

Laid mainly to lawn, driveway leading to garage

#### REAR GARDEN

Laid mainly to lawn, fencing surrounds

#### 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

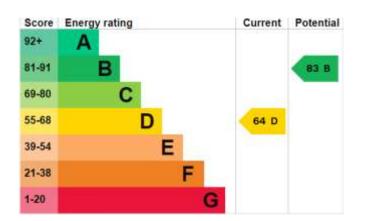
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Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser Any Other Charges/Obligations: [xx & explain]

#### COUNCIL TAX BAND: A

EPC RATING: D

BL00011143.GJ.DS.22/08/2024.V.1



portant Note: Rook Matthews Saver (RMS) for themselves and for the vendors or lessors of this property

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verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representat



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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.

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