



Delaval Crescent Blyth

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

£ 85,000



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ROOK
MATTHEWS
SAYER

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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

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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 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

