



Haggerston Road Blyth

- Mid Link Property
- Two Bedrooms
- Well Presented
- Garage / Gardens
- Gas Central Heating & Double Glazed

£ 127,500



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ROOK
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Haggerston Road

Blyth

Gorgeous two Bedroom House. Located on the sought after Crofton Grange Estate, close to Asda, popular local schools and close to access for A189 and A19. The property briefly comprises: Entrance hallway, downstairs cloaks/WC, splendid modern kitchen and spacious rear lounge with French doors opening to the rear garden. Two double bedrooms to the first floor, modern bathroom with shower, private and enclosed rear garden, and rear parking space. The property also boasts a garage and off street parking space. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

UPVC entrance door.

ENTRANCE HALLWAY

Radiator

DOWNSTAIRS CLOAKS/ W.C

Low level w.c., wash hand basin, single radiator, double-glazed window to front.

LOUNGE 14'78 (4.50m) x 12'15 (3.70m) max measurements into recess

Double glazed window to rear, built in storage cupboard, double glazed double doors leading to rear garden.

KITCHEN 9'83 (2.99m) x 5'17 (1.57m)

Double glazed window to front. Fitted with a range of wall, floor and drawer units with roll top work surfaces, stainless steel sink drainer unit with mixer tap, tiled splashbacks, built in electric oven and gas hob, space for fridge/ freezer, plumbed for washing machine.

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 12'08 (3.68m) x 8'41 (2.56m)

Double glazed window to rear, radiator.

BEDROOM TWO 10'03 (3.05m) x 8'70 (2.65m) min. measurements excluding wardrobes.

Double glazed window front, fitted wardrobes, built in cupboard, radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over, low level w.c., pedestal wash hand basin, heated towel rail, tiling to walls.

FRONT GARDEN

Small patio area

REAR GARDEN

Fenced boundaries, astro turf, patio area, gated access.

GARAGE (middle garage)

In separate block under coach house.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and Off 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

Estate Charge of £73 per annum

Garage is leasehold

COUNCIL TAX BAND: A

EPC RATING: C

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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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