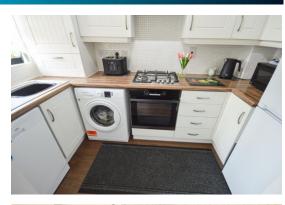


# Haggerston Road Blyth

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

£ 127,500





ROOK MATTHEWS SAYER

# 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

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 steek 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.

RATHROOM

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.

### TENUR

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

Esate Charge of £73 per annum

Garge is leasehold

COUNCIL TAX BAND: A EPC RATING: C

BL00011222.AJ.MW.300824.V.1









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

