



Horton Park Blyth

A modern three storey Town House on the popular new development Horton Park in Blyth. Briefly comprising: entrance hall, kitchen diner with French doors to garden, ground floor cloaks/WC and the garage has been converted to a Lounge. To the first floor Two Bedrooms and family bathroom. Two bedrooms to the top floor and master with En suite. Block paved driveway to the front with off street parking and enclosed garden to the rear. Well appointed and presented. Close to local schools, amenities and major road links. Internal inspection welcome .Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price £164,950

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ROOK
MATTHEWS
SAYER

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Horton Park

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

LOUNGE 15'87 (4.78) X 8'11 (2.72)

Double glazed window to front, single radiator



KITCHEN/DINER 16'12 (5.16) X 10'79 (3.22) maximum measurements into recess

Double glazed window to rear, double radiator, range of wall, floor and drawer units with roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, storage clover, double glazed door to rear garden

FIRST FLOOR LANDING

Loft access – storage cupboard, double glazed velux window

BEDROOM ONE 11'96 (3.58) X 10'61 (3.20) maximum measurements into window and recess

Double glazed window to front, single radiator

EN-SUITE

Low level WC, hand basin, single radiator, shower cubicle



BEDROOM TWO 12'56 (3.78) X 16'22 (4.93) maximum measurements into recess

Double glazed window to front, double radiator

BEDROOM THREE 8'63 (2.59) X 14'92 (4.50) Jack & Jill entrance to main bathroom

Double glazed window to rear, single radiator

BEDROOM FOUR 9'97 (2.97) X 8'55 (2.57)

Velux window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, double glazed window to rear, double radiator, part tiling to walls



FRONT GARDEN

Low maintenance garden, off street parking for two/three cars

REAR GARDEN

Laid mainly to lawn

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot:

Parking: Drive way for up to three cars

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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	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

