



## Dale Street Cambois

Located in the Sought after Seaside village of Cambois, which used to be a coal mining village on the River Blyth on the north east coast, where the original staithes are still standing. This charming Three Bedroom house is being sold with the benefit of no upper chain and is located close to the Beach. The property will make an ideal family home and briefly comprises: Hallway open plan Lounge / Diner with log burner and spacious kitchen and downstairs shower room. To the first floor you have three good size Bedrooms and a loft room used for storage. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**£70,000**

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# Dale Street Blyth

## ENTRANCE

UVPC entrance door

## ENTRANCE HALLWAY

Stairs to first floor

## LOUNGE 11'46 (3.45) X 11'60 (3.51) minimum measurements excluding recess

Double glazed window to front, built in storage cupboard



## KITCHEN/DINING ROOM 17'99 (5.41) X 15'28 (4.62)

Double glazed window to side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, electric hob, plumbed for washing machine, log burner, doors leading to lean to

## BEDROOM ONE 13'27 (4.01) X 10'61 (3.20) maximum measurements into recess

Double glazed window to front, built in cupboard, electric heating

## BEDROOM TWO 11'49 (3.45) X 9'12 (2.77)

Double glazed window to rear, electric heating

## BEDROOM THREE 8'20 (2.48) X 7'02 (2.13)

Double glazed window to rear, electric heating



## SHOWER ROOM/WC

Shower cubicle, wash hand basin in vanity unit, low level WC, spot lights, electric heating

## REAR YARD

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: None

Mobile Signal Coverage Blackspot: Yes

Parking: On street



## 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: A**

**EPC RATING: D**





**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.

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