



## Highfield Blyth

- Beautiful Four Bedroom Detached
- Cul De Sac Location
- En Suite and Downstairs W.C
- Garage and Off Street Parking
- No Upper Chain

**£ 240,000**



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ROOK  
MATTHEWS  
SAYER

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# Highfield

## Blyth

### ENTRANCE

Double glazed composite entrance door, staircase to first floor with tiling to floor and radiator

### CLOAKS/W.C.

Low level WC, wash hand basin, extractor fan, tiled floor, radiator.

### LOUNGE 14' 09" (4.5m) X 11' 07" (3.53m)

Double glazed patio doors to rear and radiator

### DINING ROOM 13' 02" (4.01m) x 8' 08" (2.64m)

Double glazed bay window to front and radiator.

### BREAKFAST KITCHEN 14' 02" (4.32m) X 9' 08" (2.95m)

Fitted with a range of wall and base units, work surfaces, built in electric oven x 2, electric hob, extractor hood, space for automatic washing machine, part tiled walls, tiled floor. Integral fridge, freezer and dishwasher, double glazed window to rear, double glazed door to rear.

### FIRST FLOOR LANDING

Airing cupboard.

### SECOND FLOOR LANDING

Double glazed window to side, built in cupboard, door to study.

### BEDROOM ONE 15' 01" (4.6m) X 11' 05" (3.48m) 1ST Floor

Double glazed window to rear, double fitted wardrobes x 2, telephone and television points, radiator.

### EN SUITE

White three piece suite comprising panelled bath, pedestal wash hand basin, step in shower cubicle with mains shower, part tiled walls, tiled floor, extractor fan, radiator, double glazed frosted window to rear.

### BEDROOM THREE 10' 03" (3.12m) X 9' 03" (2.82m)

Double glazed window to front, double fitted wardrobes, radiator.

### BEDROOM FOUR 11' 03" (3.43m) X 7' 06" (2.29m)

Double glazed window to front, built in wardrobe, radiator.

### BATHROOM/W.C.

White suite comprising panelled bath, pedestal wash hand basin, step in shower cubicle with mains shower, low level w.c., part tiled walls, extractor fan, double glazed frosted window to side.

### BEDROOM TWO 15'96 x 12'21 L shape min measurements

Double glazed velux window to front and rear x 2, built in wardrobe x 2, access to part boarded roof space, storage to eaves, radiator x 2.

### FRONT GARDEN

Gravelled area, triple width driveway providing parking for 3 cars.

### REAR GARDEN

Laid mainly to lawn, with patio and gravel areas. Outside bar with electrics.

### GARAGE

Integral garage with up and over door, light and power points

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

### 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:**E

**EPC Rating:**D

BL10799 /AJ /DS/19/09/2024/v.3



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