



Thirwall Way Blyth

- End Terraced House
- Three Bedrooms
- Rear Garden
- Off Street Parking
- Sought After Estate

Offers Over £ 140,000



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ROOK
MATTHEWS
SAYER

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4 Thirwall Way

Blyth

ENTRANCE

UPVC entrance door

CLOAKS/WC

Low level WC, hand basin

LOUNGE/KITCHEN 22'12 (6.73) X 12'26 (3.71) maximum measurements into recess

Double glazed window to front, wall, floor and drawer units with work surfaces, stainless steel sink unit with drainer and mixer tap, built in electric fan assisted oven, gas hob, space for fridge/freezer, double glazed patio doors to rear garden

FIRST FLOOR LANDING

Single radiator

LOFT

Partially boarded

BEDROOM ONE 15'51 (4.70) X 9' (2.74)

Three velux windows, single radiator

BEDROOM TWO 12'28 (3.71) X 7'84 (2.33)

Double glazed window to rear, single radiator

BEDROOM THREE 7'68 (2.29) X 5'61 (1.68) minimum measurements excluding recess

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, single radiator

REAR GARDEN

Artificial lawn, patio area, off street parking for two vehicles at the side of the property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Maintenance fee: £90 per annum

MINING (delete as appropriate)

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 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

