



Collingwood Terrace

Blyth

Offering a warm feel and fabulous room sizes, this well situated three bed semi-detached house is perfect for a growing family or anyone who wants a little project to bring this home to its full potential! With the benefit of being tucked away in a pleasant residential area but having local schools, shops, amenities and great transport links on your doorstep ticks many boxes. On entering the property you are greeted by a larger than average airy and bright hallway with stairs to the first floor. The hallway leads to a more than comfortably sized lounge with bay window overlooking the front which gives a cosy feel. The spacious dining room sits to the rear and leads to a handy conservatory. The kitchen area is also access via the hallway and overlooks the rear paved garden with further access to a good sized utility room with doors to both the single garage and rear garden. To the first floor you are greeted with a bright landing area leading to two generous double bedrooms, one with a handy En-suite featuring a wash hand basin and shower cubicle and the other with a range of fitted wardrobes and a further attractive bay window. The third bedroom is a large single room and has a useful storage cupboard. The family bathroom finishes off the upstairs in this lovely home. To the front there is off street parking and access to the single garage. The rear garden is currently paved for low maintenance and has side access to the front of the home. Call our Blyth branch today to book your viewing! Blyth branch on 01670 352900 or blyth@rmsestateagents.co.uk

£180,000

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ENTRANCE

Via composite door

ENTRANCE HALLWAY 15.31ft x 7.46ft (4.66m x 2.27m)

Stairs to first floor landing, single radiator

LOUNGE 15.41ft into bay 12.27ft (4.72m x 3.73m)

Double glazed bay window to front, single radiator, television point

DINING ROOM 14.69ft x 11.81ft into recess (4.47m x 3.59m)

Wooden door to conservatory, single radiator, fire surround

CONSERVATORY 7.64ft x 7.66ft (2.32m x 2.33m)

Windows, sliding door, vinyl floor

KITCHEN 11.34ft x 8.25ft into recess (3.45m x 2.51m)

Double glazed window to the rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for oven, gas hob, space for fridge and freezer, built in cupboard space, vinyl floor

UTILITY ROOM 8.50ft x 8.71ft – part partition in room U Shape (2.59m x 2.65m)

Double glazed window to side, space for fridge/freezer, plumbed for washing machine and dryer, single radiator, tiled flooring, door to garage, UPVC door to rear garden.



BEDROOM ONE 15.86ft into bay x 9.84ft + wardrobes (4.83m x 2.99m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, coving to ceiling

BEDROOM TWO 14.69ft x 9.89ft (4.47m x 3.01m)

Double glazed window to rear, single radiator, coving to ceiling

SHOWER ROOM 8.90ft into recess x 3.50ft (2.71m x 1.06m)

Pedestal wash hand basin, shower cubicle (mains shower), extractor fan.

BEDROOM THREE 9.60ft into recess x 7.92ft (2.92m x 2.41m)

Double glazed window to front, built in cupboard, single radiator

BETHROOM 7.85ft into recess x 8.54ft (2.39m x 2.60m)

Three-piece suite in white comprising of; panelled bath with electric shower over, pedestal wash hand basin, double glazed window to rear and side, tiling to walls, vinyl floor

EXTERNAL

Front garden, laid to lawn, bushes and shrubs, driveway. Rear garden, patio area, gate leading to front garden

GARAGE

Used for storage, single attached garage with up and over door, lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

MINING

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.

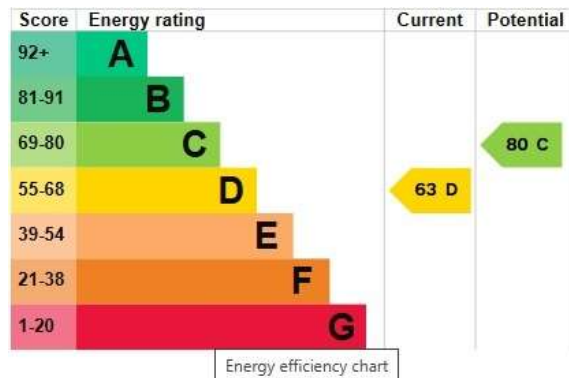
TENURE

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: C

EPC RATING: D

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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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