



Edlingham Green Blyth

- Stunning Mid Link
- Three Bedrooms
- Downstairs WC
- Off Street Parking
- Section 106

£ 113,333



01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Edlingham Green

Blyth

This beautifully presented three bedroom town house situated on the sought after Edlingham Green, Crofton Grange in Blyth would be absolutely perfect for first time buyers. Within walking distance to local amenities and transport links, the accommodation briefly comprises: Entrance hallway with stairs to first floor, open plan lounge/breakfasting kitchen with French doors to the garden and ground floor cloaks/WC. To the first floor are two bedrooms and family bathroom, staircase to master bedroom on the top floor. Off street parking to the front. To the rear is a south facing enclosed garden. This property is presented to a very high standard and we anticipate an extremely high level of viewings on this fantastic home! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing. This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 01670 352900 for more information or visit:

<https://www.northumberland.gov.uk/Housing/Affordable.aspx>

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin, single radiator

LOUNGE/KITCHEN 22'18 (6.73) X 12'32 (3.73)

Double glazed window to front, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, electric oven, gas hob, space for fridge/freezer, plumbed for washing machine, spot lights, double glazed door to rear

BEDROOM ONE – TOP FLOOR 21'82 (6.60) X 8'88 (2.64)

Two velux windows one to front & one to rear, single radiator, loft access

BEDROOM TWO 12'33 (3.73) X 7'83 (2.33)

Double glazed window to front, single radiator

BEDROOM THREE 7'71 (2.31) X 5.63 (1.68) minimum measurements excluding recess

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, single radiator, part tiling to walls

FRONT

Off street parking

REAR GARDEN

Low maintenance garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

Management fees: £76.00 per annum

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: B

EPC RATING: C

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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.

16 Branches across the North-East

