



Haggerston Road Blyth

This beautifully presented three-bedroom semi-detached house is a stylish and popular family home, offering three floors of spacious accommodation on the sought-after Crofton Grange Estate. Benefiting from no onward chain, the property welcomes you with an entrance hall leading to a comfortable lounge and a convenient downstairs cloakroom/W.C. The contemporary breakfasting kitchen, complete with integrated appliances, features French doors opening to the enclosed rear garden, providing a perfect space for entertaining. The first floor boasts two generously sized double bedrooms and a stylish bathroom with a shower. The top floor is dedicated to a large and impressive master bedroom, offering a private retreat. Outside, the rear garden includes access to two allocated parking bays. This home combines modern living with an excellent location, making it an ideal choice for families. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£150,000

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ENTRANCE

Double Glazed Entrance Door

ENTRANCE HALLWAY

Radiator

LOUNGE: 15'0 x 11'10 (4.57 x 3.61m), maximum measurements

Radiator, double glazed window to front, half panelled walls, under stair cupboard



INNER HALLWAY

Turned staircase to the first floor

DOWNSTAIRS CLOAKS/WC

Hand washbasin, low level WC with push button cistern, tiled splash backs, radiator, wood effect laminate flooring

BREAKFASTING KITCHEN 11'9 x 8'11 (3.58 x 2.72m),

A contemporary range of white, base, wall and drawer units, coordinating worktops, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, housed combination boiler, radiator, double glazed French doors to the rear garden, wood effect flooring, double glazed window to rear

FIRST FLOOR LANDING

Radiator



FAMILY BATHROOM

Stylish and well-presented bathroom suite consisting of, bath with hot and cold mixer taps and shower off, pedestal washbasin with mixer taps, low level WC with push button cistern, half tiled walls, tiled bath and shower area, spotlights to ceiling, radiator, extractor fan

BEDROOM TWO: 11'10 x 10'5 (3.61 x 3.18m) maximum measurements

Radiator, two double glazed windows to front, panelled walls

BEDROOM THREE: 11'10 x 8'11 (3.61 x 2.72m) maximum measurements

Radiator, double glazed window to rear, panelled walls



TOP FLOOR LANDING AREA

Large storage cupboard

MASTER BEDROOM 18'6 x 8'5 (5.64 x 2.57m) maximum measurements some restricted headroom into eaves

Large walk in storage cupboard, three Velux windows to front and back, panelled walls, radiator

FRONT GARDEN

Laid mainly to lawn, two allocated parking bays

REAR GARDEN

Low maintenance, enclosed rear garden with feature circular paving, gravelling, walled with fencing, gated access to rear

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space
Site/event fees: £76 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

BL00011405.AJ.DS.17/01/2025.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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