



Ingoe Close Blyth

This fantastic well presented three bedroom family end-link home is being sold with the benefit of no upper chain. Not overlooked to the front and close to local bus routes, shops and school. Private and enclosed rear patio garden. The property briefly comprises: Entrance hallway, lounge/diner with fireplace, opening into the modern fitted kitchen and downstairs WC. Three bedrooms to the first floor and bathroom/WC. Excellent sized family home, realistically priced. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price £115,000

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PROPERTY DESCRIPTION

ENTRANCE

UVPC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard

CLOAKS/WC

Low level WC, hand basin, double glazed window

LOUNGE 25'45 (7.72) X 13'60 (4.12) maximum measurements into recess

Double glazed window to front, double glazed doors to rear garden, single radiator, electric fire

KITCHEN 9'97 (2.97) X 9'96 (2.97) minimum measurements excluding recess

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink and drainer with mixer tap, electric fan assisted oven, gas hob, integrated fridge/freezer, plumbed for washing machine



FIRST FLOOR LANDING

Loft access

BEDROOM ONE 11'84 (3.560 X 10'06 (3.05) minimum measurements excluding recess

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

BEDROOM TWO 11'43 (3.45) X 9'37 (2.82) minimum measurements excluding recess

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

BEDROOM THREE 9'75 (2.92) X 6'50 (1.96) minimum measurements excluding recess

BATHROOM/WC

3 piece suite comprising: shower over panelled bath, hand basin, low level WC, double glazed window to rear, heated towel rail

REAR GARDEN

Low maintenance garden



OUTHOUSE

Power

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL (modem)

Mobile Signal Coverage Blackspot: No

Parking: On street parking



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: A

EPC RATING: C

BL00011071.AJ.DS.06/06/2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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

