



## Hepple Court

### Blyth

Nestled in the sought-after Hepple Court, this charming three-bedroom end-link home offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a bright entrance hall leading to a spacious lounge featuring a cozy fire, creating a warm and inviting atmosphere. The heart of the home is the fantastic, recently refitted kitchen diner, designed with style and practicality in mind, offering ample space for family meals and entertaining. A separate utility room provides additional convenience. Upstairs, there are three well-proportioned bedrooms, all served by a beautifully refitted modern shower room. The property boasts a well-maintained front garden and a low-maintenance rear garden, perfect for outdoor relaxation. Completing the home is a garage and off-street parking, ensuring plenty of space for vehicles.

This delightful property is an excellent opportunity for those seeking a stylish and well-located home. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £120,000

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## ENTRANCE

Upvc double glazed entrance door.

## ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard.

**LOUNGE** min. measurements excluding recess. 11'09 (3.38m) x 11'88 (3.62m)

Double glazed window to front, fire surround with gas fire, double radiator.



**KITCHEN/ DINING ROOM** 10'48 (3.19m) x 18'64 (5.68m)

Double glazed window to rear, fitted with a range of wall, floor and drawer's units with roll top work surfaces, co-ordinating sink and drainer unit with mixer tap, tiled splashbacks, built in electric fan assisted oven, integrated fridge/ freezer, plumber for washing machine, tiled flooring, spots to ceiling.

## FIRST FLOOR LANDING

Loft access



**BEDROOM ONE** 16'65 (5.07m) x 9'98 (3.04m) min. measurements excluding recess.

Double glazed window to front, single radiator.

**BEDROOM TWO** 10'05 (3.06m) x 10'24 (3.12m) min measurements into recess.

Double glazed window to rear, single radiator.

**BEDROM THREE** 9'79 (2.98m) x 7'57 (2.30m) max. measurements into recess.

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



## BATHROOM

Three piece suite comprising shower cubicle with electric shower, , pedestal wash hand basin, low level w.c, heated towel rail, spots to ceiling, tiling to walls and floor, double glazed frosted window to rear.

## FRONT GARDEN

Laid mainly to lawn.

## REAR GARDENS

Fenced boundaries, patio area, astro turf, access to garage.

## GARAGE

Single garage

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage & Off Street Parking

## 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: A**

**EPC RATING: D**

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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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