



## Whittle Rise

### Blyth

A Gorgeous modern semi, on this popular street within the recently developed Crofton Grange Estate. Well proportioned throughout and benefiting from a quiet lounge/dining room to the rear with French doors opening to the garden area. Contemporary fitted breakfasting kitchen and breakfast bar, downstairs cloaks/WC. Three bedrooms to the first floor; the master bedroom with gorgeous, fitted mirrored robes and En-suite shower room. Modern family bathroom, enclosed rear garden with patio and lawn, gated access to the rear garage and two additional parking bays. 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.

Garage is leasehold - The lease was 999 years from 1st January 2011

Asking Price **£160,000**

ROOK  
MATTHEWS  
SAYER

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## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE

Double glazed entrance door

#### Entrance Hallway

Wood effect flooring, radiator and radiator cover, turned staircase to the first floor

#### Downstairs Cloaks/WC

Pedestal washbasin, low level WC with push button cistern, tiled splashbacks, double glazed window, tile effect flooring, radiator

#### Lounge/Dining Room 16'0 x 13'9 (4.88m x 4.19m) maximum measurements

A gorgeous rear lounge enjoying views and access via double glazed French doors to the rear garden, large under-stair cupboard, wood effect flooring, radiator, additional double glazed window



#### Breakfasting Kitchen (Front) 10'9 x 8'8 (3.28m x 2.64m)

Beautifully presented fitted kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, stainless steel cooker hood, breakfast bar, tile effect flooring, double glazed window, tiled splashbacks, central heating boiler, radiator, double glazed window, plumbed for automatic washing machine, single drainer sink unit with mixer taps



#### First Floor Landing Area

Large airing cupboard, loft access

#### Bedroom One 10'3 x 9'2 (3.12m x 2.79m) excluding depth of robes

Contemporary fitted, mirrored robes, radiator, double glazed window

#### En-Suite Shower Room

Splendid En-suite with shower cubicle, electric shower, pedestal washbasin, low level WC with push button cistern, tiled splashbacks, radiator, extractor fan



#### Bedroom Two (Front) 9'11 x 9'4 (3.02m x 2.84m)

Radiator, double glazed window

#### Bedroom Three (Rear) 6'8 x 6'6 (2.03m x 1.98m)

Radiator, double glazed window Bathroom Modern, white family bathroom comprising of, bath, pedestal washbasin, low level WC with push button cistern, radiator, tile effect flooring, tiled splashbacks, extractor fan, double glazed window, radiator

## Externally

Enclosed rear garden with lawn and patio, detached garage, two additional parking bays

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway & allocated parking space

## 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.

## RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

## RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone one

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc. No

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

## 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**

BL00008508.AJ.DS.19/02/2024.V.1





**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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