



Bellister Court Blyth

This stunning four bedroom house, situated in this sought after cul-de-sac with a gorgeous outlook to the front on the ever popular Crofton Grange Estate. Excellent for local schools, close to Asda and close to major access routes to the A1 and A189. Detached and presented to the highest of standards throughout the property briefly comprises: Pedestrianised only access to the front, hallway, contemporary kitchen/diner with some integrated appliances, lounge with bay window, dining room /study with bay window and downstairs cloaks/WC. Four good size bedrooms to the first floor, the master bedroom with modern En-suite shower room and splendid family bathroom. The property boasts a front garden and charming rear garden perfect for those alfresco evenings. Also there is a garage to the rear with off street parking

Asking Price £220,000

ROOK
MATTHEWS
SAYER

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

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



Bellister Court

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs leading to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin, tiled floor, radiator

LOUNGE 18'78 (5.66) X 11'52 (3.48) maximum measurements into recess

Double glazed window to front, double radiator and a single radiator

RECEPTION ROOM 13'81 (4.17) x 8'95 (2.67)

Double glazed window to front, double radiator

DINING ROOM 16'10 ((4.90) X 8'47 (2.54)

Double glazed window to rear, double radiator, double glazed doors leading to rear garden

KITCHEN 10'10 (3.30) X 7'71 (2.31)

Double window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer plumbed for washing machine and dish washer

FIRST FLOOR LANDING

Loft access, partially boarded, pull down ladders, lighting

BEDROOM ONE 15'04 (4.57) X 10'16 (3.07)

Double glazed window to front, fitted wardrobes

EN-SUITE

Double glazed window to front, low level WC, hand basin, single radiator, shower cubicle

BEDROOM TWO 11'93 (3.58) X 8'23 (2.48)

Double glazed window to rear, single radiator

BEDROOM THREE 7'66 (2.29) X 8'75 (2.62)

Double glazed window to rear, single radiator

BEDROOM FOUR 7'82 (2.33) X 8'72 (2.62)

Double glazed window to rear

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls

FRONT GARDEN

Bushes and pebbles

REAR GARDEN

Laid mainly to lawn, patio area



GARAGE

Single, off street parking for two cars

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage and allocated space

MINING

The property is known to be on a coalfield and 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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc....): 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: D

EPC RATING: C

BL00010949.AJ.DS.05/03/2024.V.4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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

