



Ford Drive Blyth

Gorgeous, spacious mid terrace is offered for sale on Ford Drive, Cowpen Farm Estate in Blyth. Briefly comprising: Entrance hall, lounge through dining room, utility area and kitchen. Three bedrooms to the first floor and family bathroom. Benefitting from gas central heating and double glazing, lawned front area and yard to the rear. Located on this ever popular estate, internal viewings highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£110,000

ROOK
MATTHEWS
SAYER

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

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



Ford Drive Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor

LOUNGE 13'83 (4.17m) max measurements into recess x 11'84 (3.56m)

Double glazed bay window to front, television point, double radiator, fire surround



DINING ROOM 8'65 (2.59m) x 9'69 (2.90m)

Double glazed window to rear, double radiator

KITCHEN 8'09 (2.44m) max measurements into recess x 9'07 (2.92m)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with roll top work surfaces, twin circular stainless steel sink and drainer unit

UTILITY ROOM 11'10 (3.61M) X 4'0 (1.22M)

UPVC double glazed door to rear, space for washing machine and tumble dryer, cupboard



FIRST FLOOR LANDING

Loft access

BEDROOM ONE 10'81 (3.25m) x 9'98 (2.97m)

Double glazed window to front, single radiator

BEDROOM TWO 11'52 (3.40m) x 10'60 (3.20m) min. measurements

Double glazed window to rear, single radiator

BEDROOM THREE 5'96 (1.75m) x 6'63 (1.98m)

Double glazed window to front

BATHROOM

Double glazed window to rear, three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, heated towel rail



REAR YARD

Enclosed, fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Communal 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: D

BL00009114.AJ.DS.03/05/2024.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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

