



Hampstead Close Blyth

Fantastic Four bedroom detached, situated on the highly sought after Hampstead Close, South Beach in Blyth. Close to 'Bede Academy' school and road transport links this superb home briefly comprises: Entrance hall, lounge through dining room, kitchen, downstairs WC and conservatory. Four bedrooms to the first floor, En suite to master and family bathroom. Block paved driveway to front leading to garage and enclosed garden perfect for those alfresco evenings. The property is being sold with the benefit of no upper chain. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£250,000**

01670 352 900
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SAYER

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin

LOUNGE 24'11 (7.59) X 11'28 (3.40) maximum measurements into recess

Double glazed window to front, double radiator, fire surround with electric inset and hearth



KITCHEN 14'01 (4.27) X 9'41 (2.84)

Double glazed window to front, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit with mixer tap, space for cooker, space for fridge/freezer, tiling to floor

CONSERVATORY

Dwarf walls, double glazed windows and doors leading to rear garden

BEDROOM ONE 13'99 (4.19) X 8'79 (2.62)

Double glazed window to front, single radiator, fitted wardrobes

EN-SUITE

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



BEDROOM TWO 14'99 (4.50) X 8'46 (2.54)

Double glazed window to front, built in cupboard

BEDROOM THREE 8'56 (2.57) X 7'55 (2.26)

Double glazed window to rear, single radiator

BEDROOM FOUR 7'67 (2.29) X 8'83 (2.64) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator, loft access

BATHROOM/WC

3 piece suite comprising: panelled bath, hand basin, low level WC, double glazed window to rear, single radiator



FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Laid mainly to lawn, patio area, west facing

GARAGE

Single, up & over door, electric vehicle charger

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: None
Parking: Garage & Driveway

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: D

EPC RATING: C
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.

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