



Haggerston Road Blyth

A simply stunning three bedroom house. Offering three floors of spacious accommodation and located on the highly sought after Crofton Grange Estate. Benefiting from entrance hall, downstairs WC, light airy lounge with bi fold doors to the rear garden and open plan contemporary kitchen. To The first floor you have a further Lounge and a bedroom. To the second floor you have a master bedroom with En suite, further bedroom and family bathroom. To the outside you have an enclosed rear garden, access to separate garage block situated to the rear with off street parking. A stylish and popular family home. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£ 170,000



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

ROOK
MATTHEWS
SAYER

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

Haggerston Road

Blyth

ENTRANCE

UPVC entrance door

DOWNSTAIRS LOUNGE 14'4 (4.37) x 11'4 (3.45)

Bi-fold double glazed doors leading to rear garden, and radiator

KITCHEN

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in oven, microwave and gas hob, with integrated dishwasher, space for fridge/freezer and plumbed for washing machine

CLOAKS/WC

Low level WC and wash hand basin

FIRST FLOOR

LOUNGE TWO 14'6 (4.42) x 13'0 (3.96) Max measurements include recess

Double glazed window to the rear and radiator

BEDROOM TWO 12'8 (3.86) x 7'9 (2.36)

Double glazed window to the front and single radiator

MASTER BEDROOM 11'2 (3.40) x 10'1 (3.07)

Double glazed window and single radiator, sliding fitted wardrobes

ENSUITE

Double glazed window and single radiator, tiled shower cubicle, low level WC and wash hand basin

BEDROOM THREE 11'6 (3.51) x 8'0 (2.44) Max measurements include recess

Double glazed window and single radiator

BATHROOM

3 piece whit suite comprising: Panelled bath, low level WC and pedestal wash hand basin, double glazed window to the front, single radiator

EXTERNALLY

South facing, low maintenance garden, laid mainly to lawn

GARAGE

Detached single garage to the rear of the property, with off street parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Parking: Garage & off street parking

MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

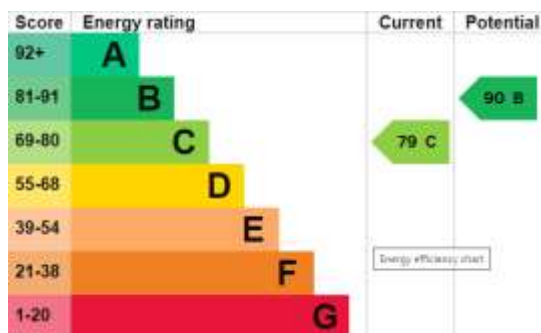
TENURE

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: C

EPC RATING: C

BL00011256.AJ.DS.16/10/2024.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.

16 Branches across the North-East

