



Swaledale Avenue | Blyth | NE24 4DU

£99,950



Semi Detached House

Three Bedrooms

Sought After Area

Garage and Driveway

No Upper Chain

ROOK
MATTHEWS
SAYER

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

LOUNGE 14'67 (4.42) X 14' (4.27)

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

DINING ROOM 9'50 (2.87) X 8'46 (2.54)

Double glazed window to rear, single radiator

KITCHEN 10'63 (3.20) X 8'43 (2.54)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric double oven, gas hob, integrated microwave

UTILITY ROOM

Double glazed window to rear, plumbed for washing machine

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, loft access

BEDROOM ONE 11'93 (3.58) X 9'42 (2.84) minimum measurements excluding wardrobes

Double glazed window to front, single radiator, fitted wardrobes and drawers

BEDROOM TWO 11'19 (3.38) X 9'13 (2.77)

Double glazed window to rear, single radiator

BEDROOM THREE 9'06 (2.74) X 8'38 (2.52) maximum measurements including recess

Double glazed window to front, single radiator, built in cupboard

BATHROOM/WC

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

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Laid mainly lawn, low maintenance garden, bushes and shrubs

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: BT

Mobile Signal Coverage Blackspot: No

Parking: Garage, on street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

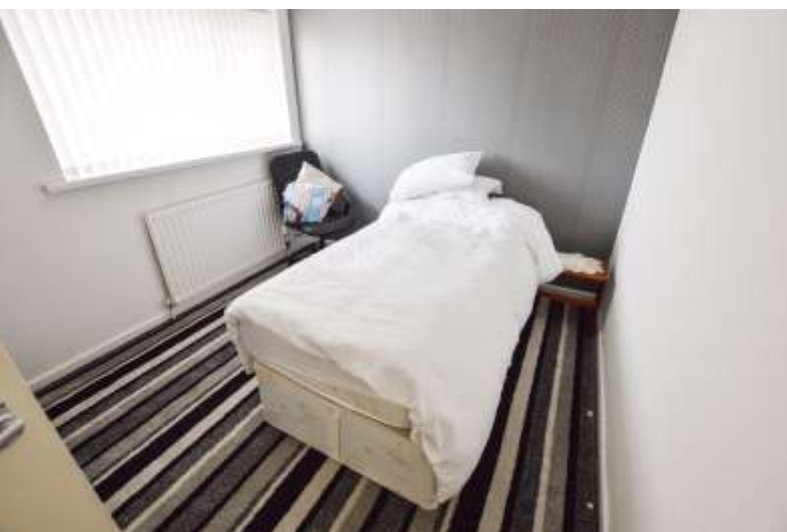
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 99 years from 1st March 1959

COUNCIL TAX BAND: B

EPC RATING: TBC

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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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