



Haggerston Road | Blyth | NE24 4GT

**£180,000**

A beautifully presented, spacious, modern family link home. Located on the sought after Crofton Grange Estate, close to Asda, popular local schools and close to access for A189 and A19, Presented over three floors but still maintaining a traditional layout, the property is totally versatile for today's family. Entrance hallway, rear lounge with French doors, pleasantly overlooking the rear garden, contemporary dining kitchen with integrated appliances, downstairs cloaks/WC. To the first floor there are two bedrooms and a gorgeous family bathroom. The master bedroom is located on the top floor, with dressing area and large En-suite shower room. The family have thoughtfully updated and improved the rear garden with access to the rear driveway and garage.

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**Mid Link House Three Floors**

**Three Bedrooms**

**Modern Family Home**

**Master Bedroom with En-Suite with Dressing Area**

**Contemporary Dining Kitchen**

**Near to Train Station**

**Lounge with French Doors Opening into Rear Garden**

**For any more information regarding the property please contact us today**

#### ENTRANCE DOOR

#### ENTRANCE HALLWAY

Wood effect flooring, staircase to the first floor, radiator

#### CLOAKS/WC

Pedestal wash hand basin, low level WC, radiator, extractor fan, wood effect flooring

#### DINING KITCHEN 16'9 (5.11) X 6'0 (1.83) WIDENING TO 7'10 (2.39)

Double glazed window to front, range of base, wall and drawer units, coordinating worktops, integrated electric oven, gas hob, stainless steel cooker hood, single drainer sink unit with mixer tap, plumbed for washing machine, tiled splash backs, wood effect flooring, plumbed for dish washer, radiator

#### LOUNGE 14'4 (4.37) X 13'0 (3.96)

Double glazed doors opening into the rear garden, two radiators

#### FIRST FLOOR LANDING

Staircase to the second floor, radiator, double glazed window

#### BEDROOM TWO 13'5 (4.09) X 12'5 (3.78)

Double glazed window to rear, radiator

#### BEDROOM THREE 11'1 (3.38) X 6'3 (1.91)

Double glazed window to front, radiator

#### FAMILY BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splash backs, extractor fan, tile effect flooring

#### SECOND FLOOR LANDING

#### BEDROOM ONE 13'0 (3.96) X 12'2 (3.71)

Two velux windows, radiator

#### DRESSING ROOM

Fitted cupboard, recessed storage area

#### EN-SUITE

Double glazed window, shower cubicle with electric shower, pedestal wash hand basin, low level WC, radiator, wood effect flooring

#### FRONT GARDEN

Low maintenance garden

#### REAR GARDEN

Laid mainly to lawn, feature gravel, shrubs, borders, fencing, gated access to rear path leading to detached garage and driveway

#### GARAGE

Single

**T: 01670 352900**

Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/Allocated parking

Management Fee: Approx. £80 per annum - Kingston

#### 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

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:** TBC

BL00009543.AJ.DS.14/05/2025.V.1



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**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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