



Queens Gardens | Blyth | NE24 5HQ

**£100,000**

ROOK  
MATTHEWS  
SAYER



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**Semi Detached House****Three Bedrooms****Driveway & Garage****Extended to Rear****South Facing Rear Garden****Gas Heating & Double Glazed****Extended To Rear****Viewings Essential!**

For any more information regarding the property please contact us today

**ENTRANCE:**

UPVC entrance door

**ENTRANCE HALLWAY:**

Stairs to first floor landing, double radiator, double glazed window to side

**LOUNGE/ DINER 21'89 x 11'69 (6.67m x 3.56m) Min measurements excluding recess.**

Double glazed window to rear and side, x 2 double radiator, fire surround with gas inset and hearth, built in storage cupboard, double doors to rear garden

**KITCHEN 11'02 x 7'71 (3.35m x 2.35m)**

Double glazed window to rear, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, electric oven with gas hob and extractor fan above, space for fridge freezer, plumbed for washing machine, single radiator.

**FIRST FLOOR LANDING**

Double glazed window to side, loft access.

**LOFT**

Pull down ladders, boarded with lighting and power

**BEDROOM ONE 12'01 x 7'75 (3.66m x 2.36m)**

Double glazed window front, fitted wardrobes, single radiator.

**BEDROOM TWO 9'23 x 9'88 (2.81m x 3.01m)**

Double glazed window to rear, single radiator.

**BEDROOM THREE 6'52 x 8'20 (1.98m x 2.49m)**

Double glazed window to front, single radiator.

**BATHROOM**

White suite comprising panelled bath, wash hand basin, low level w.c, heated towel rail, tiling to walls.

**FRONT GARDEN**

Low maintenance garden, shared driveway leading to garage

**REAR GARDEN**

Fenced boundaries, low maintenance south facing garden, patio and decked area

**GARAGE**

Single detached garage



## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Heating  
Broadband: Fibre to Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

## 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: A

## EPC RATING: C

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"DoubleClick Insert Picture"

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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



**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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