



Haggerston Road | Blyth | NE24 4GS

£160,000



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ROOK
MATTHEWS
SAYER

Three Bedroom House

Close To New Train Station

Garage and Off Street Parking

**Mains Water, Sewage and
Electricity**

Freehold, Council Tax Band, B

Gas Heating, Cable Broadband

En Suite and Downstairs W.C

For any more information regarding the property please contact us today

This delightful and well-appointed three-bedroom property offers a wonderful opportunity to enjoy modern living in a highly convenient location. Situated just a short walk from the newly opened train station, it provides excellent transport links, making it an ideal choice for commuters, growing families, or anyone seeking easy access to local amenities. As you step inside, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home. Off the hallway, you'll find a convenient downstairs W.C., thoughtfully positioned for guests and everyday use. Moving through to the rear of the property, the spacious kitchen diner is designed for both functionality and social living, offering ample space for cooking, dining, and entertaining. It's a perfect hub for family meals or hosting friends. The lounge is equally impressive, with generous proportions and plenty of natural light. Double doors open directly onto the private rear garden, creating a seamless flow between indoor and outdoor living. The garden is an ideal space for children to play, for relaxing during the warmer months, or enjoying al fresco dining. At the end of the garden, you'll find direct access to a garage and off-street parking, providing security and added convenience rarely found in properties of this style. Upstairs, the first floor continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, adding a touch of luxury and privacy. The additional two bedrooms are perfect for children, guests, or even a home office, depending on your needs. A modern family bathroom serves the remaining bedrooms and is finished to a high standard, offering both a bath and shower facility. This is a home that offers the best of modern living, with generous internal space, practical features, and a location that is rapidly growing in popularity due to the nearby train station and local amenities. Whether you're a growing family, a professional couple, or someone simply looking to settle in a well-connected and welcoming area.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: Single radiator

DOWNSTAIRS CLOAKS/W.C.: low level WC, wash hand basin and single radiator.

LOUNGE: 11'62 x 11'60, (3.54m x 3.53m), single radiator with doors to rear garden

KITCHEN: (front): 18'89 x 9'55, (5.75m x 2.91m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surface, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer and plumbed area for washing machine/dishwasher as well as a storage cupboard.

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FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: 3 piece suite comprising panelled bath, Pedestal wash hand basin, single radiator, shower cubicle and part tiling to walls

BEDROOM ONE: 11'65 x 10'16, (3.55m x 3.09m), double glazed window, single radiator and built in cupboard.

ENSUITE: double glazed window to side, low level wc, pedestal wash hand basin, single radiator, shower cubicle and part tiling to walls.

BEDROOM TWO: (front): 11'68 x 6'26, (3.56m x 1.90m), double glazed window to front, and single radiator.

BEDROOM THREE: (front): 8'34 x 6'36, (2.55m x 1.93m), double glazed window to front and single radiator.

EXTERNALLY: to the front there is a small town garden, to the rear there is a patio area with a gate to garage.

GARAGE: single garage to rear and off street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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: B

EPC RATING: TBC

BL00011800.AJ.BH.27/10/2025.V.1



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"DoubleClick Insert Picture" FLOORPLAN

Awaiting floorplan and epc

"DoubleClick Insert Picture" EPC RATING

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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