



Haggerston Road | Blyth | NE24 4GS

**£155,000**

Set over three floors, this spacious three-bedroom property provides flexible and easy-to-maintain living. The ground floor features a welcoming entrance hallway leading into a spacious open-plan lounge, kitchen and dining area. This bright and functional space is perfect for everyday living, with French doors opening directly onto the rear garden. A convenient downstairs WC adds to the practicality of the layout. On the first floor, there are two good-sized bedrooms along with a family bathroom fitted with a modern suite and overhead shower. The home benefits from new carpets and updated flooring, giving it a fresh and tidy feel. The top floor is dedicated to the main bedroom, providing a generous and private space complete with fitted wardrobes for useful storage. Outside, the rear garden has been landscaped with a patio area and low-maintenance artificial lawn, making it easy to enjoy with minimal upkeep. To the front, there is off-street parking. Located close to the new train station and offered with no upper chain, this property provides a simple and convenient move-in opportunity. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Gorgeous Three Bedroom  
End Terrace**

**No Upper Chain**

**Handy Downstairs W.C**

**Freehold, Council Tax Band  
B**

**Off Street Parking To Front  
And Rear Garden**

**Mains Water Electricity  
Sewage**

**Close To New Train Station**

**Gas Heating, Fibre To  
Premises Broadband**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE**

**ENTRANCE HALLWAY:** stairs to first floor landing and double radiator

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

**LOUNGE:** (front): 6'96 x 12'19, (2.12m x 3.71m), double radiator and double doors to rear garden.

**KITCHEN:** (front): 8'44 x 10'06, (2.58m x 3.06m), double glazed window to front, range of wall, floor and drawer units with coordinating roll edge work tops, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob and plumbed area for washing machine.

**LOFT:** pull down ladders with lighting and power

**FAMILY BATHROOM:** 3-piece suite including paneled bath, shower over, wash hand basin, low level wc and heated towel rail.

**BEDROOM ONE:** (front & rear): 19'06 x 8'95, (5.83m x 2.72m), two velux windows one to front and one to rear, as well s a double radiator.

**BEDROOM TWO:** (front): 7'71 x 12'12, (2.36m x 3.72m), double glazed window to rear, and double radiator.

**BEDROOM THREE:** (front): 7'79 x 5'61, (2.37m x 1.70m), double glazed window to front, and single radiator.

**EXTERNALLY:** to the rear is a patio are and decking as well as Astro turfed grass, to the front is off street parking as well as electric car charging point.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

### 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

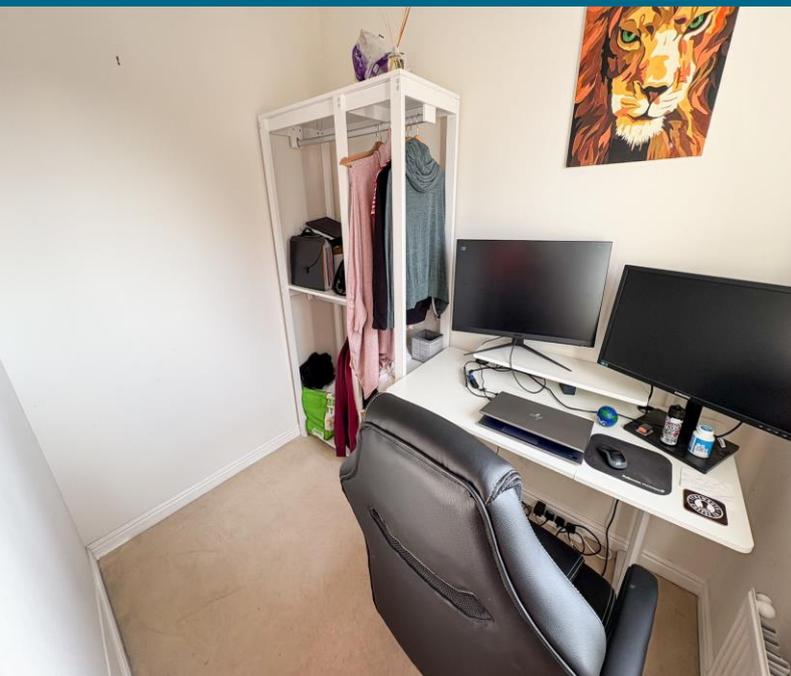
### TENURE

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**

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## "DoubleClick Insert Picture" FLOORPLAN TBC

## "DoubleClick Insert Picture" EPC RATING TBC

**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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