



Collingwood Terrace | Blyth | NE24 2EX

**£167,500**

 **3**  **2**  **1**

ROOK  
MATTHEWS  
SAYER

**Three Bedroom Semi**

**Garage and Off Street Parking**

**Sought After Estate**

**Downstairs W.C**

**Mains Water, Electricity,**

**Two Reception Rooms**

**Gas Heating**

**Freehold, Council Tax Band C**

For any more information regarding the property please contact us today

Tucked away on the highly regarded Collingwood Terrace in Blyth, this three bedroom semi-detached home comes to the market with no upper chain and offers a wonderful opportunity for those looking to modernize and create a property to suit their own style. With spacious accommodation and plenty of scope for improvement, it represents a rare chance to secure a home in one of the town's most desirable locations.

The ground floor features a welcoming lounge, a separate dining room ideal for family gatherings, and a fitted kitchen, along with the added convenience of a downstairs W.C. and utility area. Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate W.C., providing flexibility and comfort for family living.

Externally, the home boasts a garage and off-street parking, while the outdoor space presents the potential for further enhancement. Situated in a sought after street, this property combines charm, space and endless possibilities, making it the perfect project for buyers who wish to put their own stamp on a traditional family home.

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.

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC entrance door to:

**ENTRANCE HALLWAY:** stairs to first floor landing, double radiator and storage cupboard and paneled hallway

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c with hand basin, double glazed window and plumed area for washing machine

**LOUNGE:** (front): 15'98 x 13'04, (4.87m x 3.97m), double glazed window to front with a double radiator, fire surround with gas inset and hearth, coving to ceiling and bay window.

**DINING ROOM:** (rear): 12'44 x 12'27, (3.94m x 3.73m), double glazed window to rear, double radiator and coving to ceiling and a gas fire.

**KITCHEN:** (rear): 7'39 x 10'47, (2.25m x 3.19m), double glazed windows to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces as well as a stainless steel sink unit and drainer with mixer tap, tiled splash backs, double oven and gas hob and coving to ceiling.

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**FAMILY BATHROOM:** paneled bath and wash hand basin (set in vanity unit), double glazed windows to rear and a single radiator as well as tiling to walls.

**UPSTAIRS W.C:** low level w.c and double glazed window with floor walls.

**BEDROOM ONE:** (front): 16'33 x 10'32, (4.9m x 3.14m), double glazed window to front, single radiator and fitted wardrobes.

**BEDROOM TWO:** 10'06 x 13'09 (3.06 x 3.98) double glazed window to rear, single radiator built in cupboard.

**BEDROOM THREE:** (front): 7'39'2 x 8'47, (2.29m x 2.58m), double glazed window to front with single radiator.

**EXTERNALLY:** rear low maintenance garden with brushes and shrubs as well as a garden shed. To the front there is a very low maintenance garden with a blocked driveway and off street parking as well as a single garage.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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.

#### **BUILDING WORKS**

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

Outstanding building works at the property: No

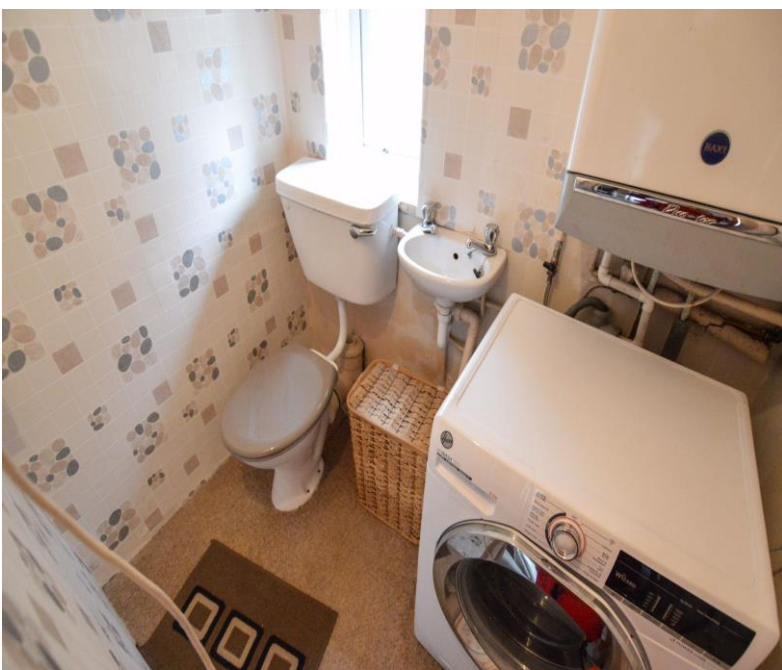
#### **TENURE**

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: C**

#### **EPC RATING: TBC**

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## AWAITING 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

**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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