



Haggerston Road | Blyth | NE24 4GT

**£170,000**

Ideally positioned within the popular Crofton Grange area of Blyth, this attractive end of terrace home combines convenience with comfortable modern living. Beautifully maintained throughout, the property offers well-balanced accommodation suited to a range of buyers. The ground floor welcomes you into a bright and inviting living space, where generous windows allow natural light to fill the room, creating a warm and relaxing atmosphere ideal for both everyday living and entertaining. The layout has been designed with practicality in mind, offering a seamless flow between spaces. To the first floor, there are three well-proportioned bedrooms, providing flexible accommodation for families, guests or home working. The modern shower room is immaculately presented and fitted with a stylish suite that blends contemporary design with functionality. Occupying an end of terrace position, the property benefits from added privacy and a pleasant outlook. Situated within a peaceful residential neighborhood and conveniently close to local schools, shops and everyday amenities, this charming home presents an excellent opportunity for first-time buyers and families alike. Interest in this property will be high call 01670 352900 or email [Blyth@rmsstateagents.co.uk](mailto:Blyth@rmsstateagents.co.uk) to arrange your viewing.

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## Stunning Three Bedroom End Link House

Garage and Off Street  
Parking

Freehold, Council Tax band  
b, Epc Rating C

Mains Water, Sewage and  
Electricity

En Suite and Downstairs W.C

Close To New Train Station

Gas Heating, Fibre To  
Premises Broadband

Show Home Standard

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance door

**ENTRANCE HALLWAY:** Single radiator.

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

**LOUNGE:** (front): 12'81 x 11'73, (3.90m x 3.57m), single radiator, and doors to rear garden.

**KITCHEN:** (front): 18'76 x 9'04, (5.71m x 2.75m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob, integrated fridge freezer and dishwasher, plumbed area for washing machine, built in storage cupboard and spotlights to ceiling.

**SHOWER ROOM:** 3 piece suite comprising wash hand basin, shower cubicle, low level WC, spotlights, and heated towel rail, part tiling to walls and built in shower cubicle.

**BEDROOM ONE:** (rear): 11'64 x 10'24, (3.54m x 3.12m), double glazed window to rear, single radiator, and fitted wardrobes.

**EN-SUITE SHOWER ROOM:** double glazed window to rear, low level WC, hand basin, single radiator, and shower cubicle.

**BEDROOM TWO:** (front): 11'67 x 7'00, (3.55m x 2.13m), double glazed window to front with single radiator.

**BEDROOM THREE:** (front): 8'34 x 5'55, (2.54m x 1.69m), double glazed window to front with single radiator.

**EXTERNALLY:** to the rear is laid mainly to lawn, with a single garage to rear with off street parking.

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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: Garage/on street

### 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

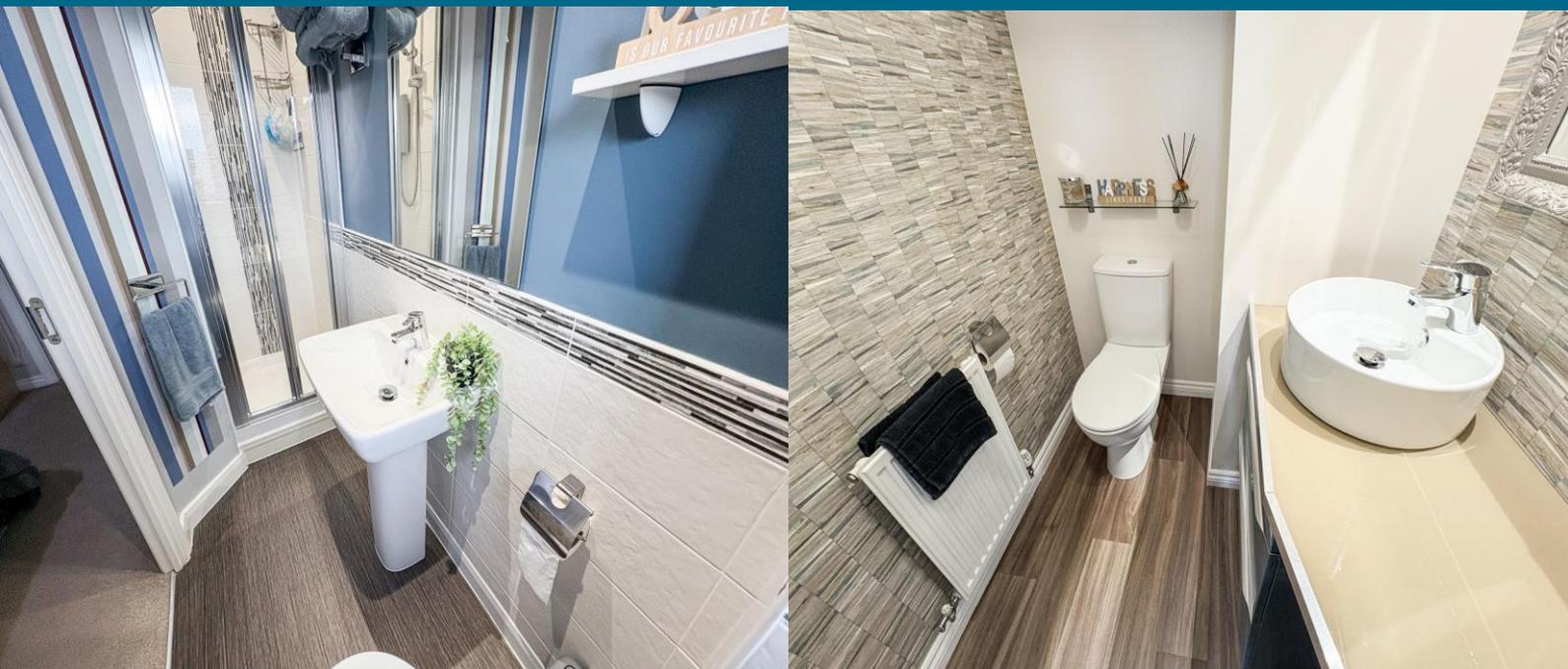
### TENURE

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: C**

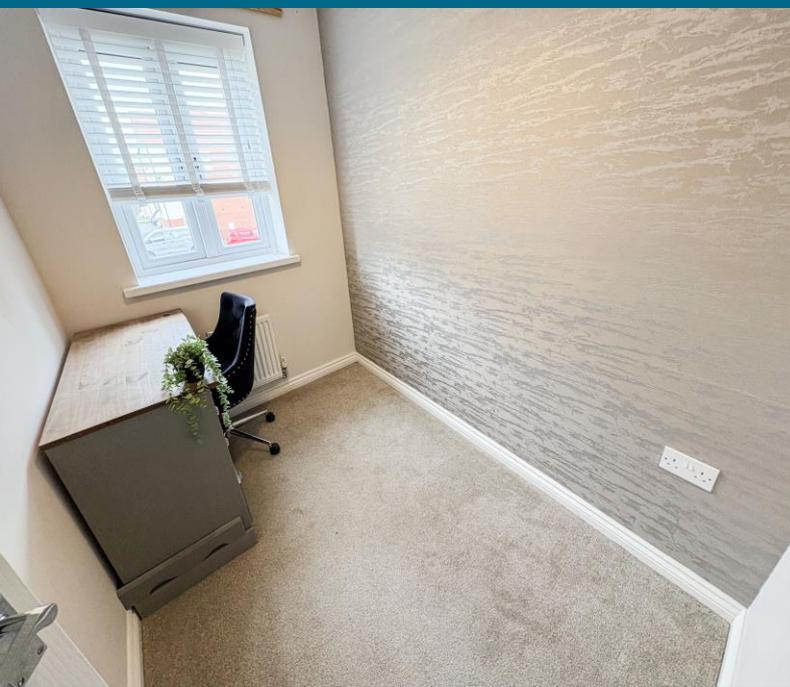
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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