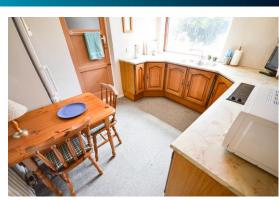


## Swaledale Avenue Blyth

- Three Bedroom Semi Detached
- Front And Rear Gardens
- No Upper Chain
- Council Tax: B
- EPC: TBC
- Freehold

£ 115,000





ROOK MATTHEWS SAYER

## Swaledale Avenue

**NE24 4DU** 

## **ENTRANCE HALLWAY**

UPVC Entrance door with stairs to first floor landing, single radiator and storage cupboard.

LOUNGE: 17'2 X 11'0 (5.23 X 3.35M) MAX MEASUREMENTS INTO WINDOW

Double glazing, radiator, gas fire and back boiler.

**DINING ROOM: 10'8 X 8'5 (3.25 X 2.57M)** 

Double glazing and single radiator.

KITCHEN: 10'7 X 8'8 (3.22 X 2.64M)

Double glazing, radiator. Base units with work surfaces. Sink unit with mixer

tap. Electric hob and oven.

UTILITY ROOM: 7'8 X 8'9 (2.33 X 2.67M)

Double glazing, space for fridge/freezer and plumbed for washing machine.

FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM ONE: 14'3 X 9'6 (4.34 X 2.90M)

Double glazing and radiator.

BEDROOM TWO: 11'4 X 9'6 (3.45 X 2.90M)

Double glazing and radiator.

BEDROOM THREE: 10'9 X 7'8 (3.28 X 2.33M) MAX MEASUREMENTS

Double glazing and radiator.

**BATHROOM** 

Double glazing, spotlights and tiled to walls and floor. Shower cubicle, low

level WC and wash hand basin.

**EXTERNALLY** 

Laid mainly to lawn to front, with off street parking. South facing rear.

GARAGE

Attached single.

BL9966 /AJ /SG /20.06.2022 /V.1











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 whateve in relation to this property.

in relation to mis property. Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w 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 can 16 Branches across the North-East

