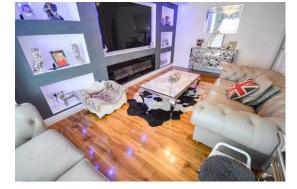


### Haven Court Blyth

- Two Bedroom Semi Bungalow
- Off Street Parking For Three Cars
- Stunning Kitchen Diner
- Garage Changed to a Room
- Freehold, Council Tax Band B, Epc

Rating D

## O.I.R.O £ 195,000





www.rookmatthewssayer.co.uk blyth@rmsestateagents.co.uk

01670 352900 21-23 Waterloo Road, Blyth NE24 1BW ROOK MATTHEWS SAYER

# Haven Court

WE ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TWO BEDROOM SEMI DETACHED BUNGALOW, SITUATED ON THE HIGHLY SOUGH AFTER HAVEN COURT IN BLYTH. THE PROPERTY HAS BEEN REFURBISHED BY THE CURRENT OWNER AND BRIEFLY COMPRISES; SPACIOUS ENTRANCE HALLWAY, LIGHT AIRY LOUNGE, GORGEOUS KITCHEN WITH CENTRE ISLAND, TWO GOOD SIZE BEDROOMS, AND GARAGE WHICH HAS BEEN CHANGED TO A ROOM AND A SHOWER ROOM. EXTERNALLY THERE IS A GARDEN TO THE FRONT WITH OFF STREET PARKING FOR MULTIPLE CARS AND A REAR GARDEN. BENEFITTING FROM GAS CENTRAL HEATING, AND DOUBLE GLAZING, LOCATED IN A CUL DE SAC ON THIS POPULAR DEVELOPMENT. INTERNAL INSPECTION ESSENTIAL TO APPRECIATE THE STANDARD OF ACCOMMODATION ON OFFER. INTEREST IN THIS PROPERTY WILL BE HIGH CALL 01670 352900 OR EMAIL BLYTH@RMSESTATEAGENTS.CO.UK TO ARRANGE YOUR VIEWING.

#### ENTRANCE

UPVC door into hallway

**LOUNGE 10'8 x 18'9 (3.25m x 5.72m) Maximum measurements** Double glazed window and radiator.

KITCHEN/DINER 17'94 x 11'75 (5.41m x 3.53m)

Double glazed window and door to the rear.

Newly refurbished kitchen, fitted with a range of wall, floor and drawer units with coordinating work surfaces, coordinating sink with drainer and mixer tap. Space for cooker, fridge freezer and plumbed for washing machine. Integrated microwave and spotlights.

#### BEDROOM ONE 12'9 x 9'8 (3.89m x 2.95m)

Double glazed window, radiator and fitted wardrobes.

#### BEDROOM TWO 11'8 x 10'8 (3.56m x 3.25m)

Double glazed window, radiator and fitted wardrobes.

#### SHOWER ROOM

Low level WC, wash hand basin (set in vanity unit) Separate walk in shower cubicle, heated towel rail and double glazed window.

#### LOFT

Partially boarded

#### EXTERNALLY

Blocked paved drive way to the front with off street parking for multiple vehicles. Enclosed garden to the rear.

#### 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:D

BL10761 /AJ /GH /22/9/23 /V.V1









#### **16 Branches across the North-East**



n relation to this property. **Aoney Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we yould 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 ut electronic identity verification. This is not a credit check and will not affect your credit score.

prtant Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this proper these particulars are produced in good faith, are set out as a general guide only and do not constitut

urements indicated are supplied for guidance only and as such must be considered incorrect. Poter

measurements before committing to any expense. RMS has not tested any ar nterests to check the working condition of any appliances. RMS has not soug rerification from their solicitor. No persons in the emoloyment of RMS has an