



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



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

ROOK
MATTHEWS
SAYER

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

Haven Court

NE24 5RX

WE ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TWO BEDROOM SEMI DETACHED BUNGALOW, SITUATED ON THE HIGHLY SOUGHT 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



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.

16 Branches across the North-East

 The Property Ombudsman