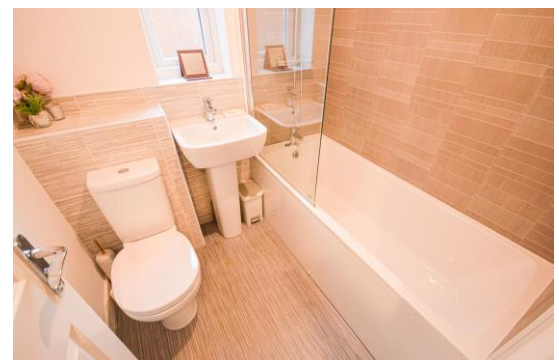




Edlingham Green Blyth

- Terraced Town House
- Three Bedroom
- Off Street Parking
- Downstairs WC
- Section 106 Affordable Housing, 80%

£ 114,666



01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK
MATTHEWS
SAYER

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

Edlingham Green

Blyth NE24 4GN

This beautifully presented Three bedroom town house situated on the sought after Edlingham Green, Crofton Grange in Blyth would be absolutely perfect for first time buyers. Within walking distance to local amenities and transport links, the accommodation briefly comprises: Entrance hallway with stairs to first floor, open plan lounge/breakfasting kitchen with French doors to the garden and ground floor cloaks/w.c. To the first floor are two bedrooms and family bathroom, staircase to master bedroom on the top floor. Off street parking to the front. To the rear is an enclosed garden, mainly laid to lawn. This property is presented to a very high standard and we anticipate an extremely high level of viewings on this fantastic home! Interest in this property will be high call 01670 352900 or email Blyth@rmstateagents.co.uk to arrange your viewing. This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. (We are waiting for final confirmation of this). The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 01670 352900 for more information or visit:

<https://www.northumberland.gov.uk/Housing/Affordable.aspx>

ENTRANCE

UPVC entrance door.

CLOAKS/W.C

Low level W.c, hand basin and radiator.

LOUNGE/KITCHEN 21'08 x 12'09 (6.40m x 3.66m)

Double glazed window to the front and single radiator, kitchen fitted with a range of wall, floor and drawer units with coordinating work surfaces, sink with drainer and mixer tap. Built in electric oven, gas hob, integrated fridge freezer and plumbed for washing machine. Lounge area with French doors into the rear garden.

BATHROOM/WC

Three piece suite comprising: Panelled bath with over shower and glass screen. Hand basin, low level W.C and radiator. Double glazed window to side.

BEDROOM ONE – Top Floor 22'05 x 8'74 (6.71 x 2.62m)

2x Velux windows

BEDROOM TWO 12'13 x 7'85 (3.68m x 2.33m)

Double glazed window to the front and radiator.

BEDROOM THREE 7'70 x 5'61 (2.31m x 1.68m) Min measurements

Double glazed window to the front and radiator.

EXTERNALLY

Drive way to the front with parking spaces for two vehicles. Low maintenance garden to the rear laid mainly to lawn with patio area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Parking: ALLOCATING BAYS TO FRONT X 2

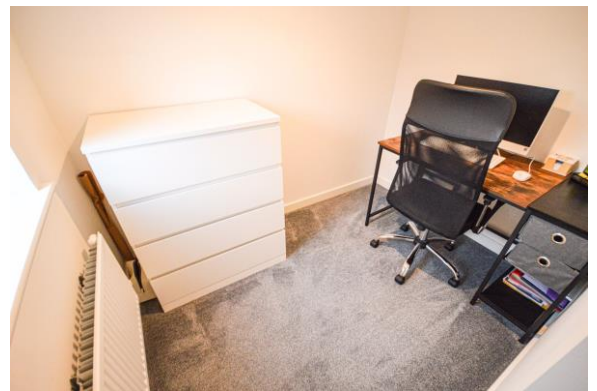
TENURE

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: B

BL10843 .AJ .GH .5/1/24 .V.V1



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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

