



Haggerston Road Blyth

A beautifully presented, spacious, modern Semi Detached House. Located on the sought after Crofton Grange Estate, close to Asda, popular local schools and close to access for A189 and A19, Presented over three floors. The property briefly comprises: Entrance hallway, lounge, downstairs W.C and gorgeous Kitchen /diner with double doors overlooking the rear garden. To the first floor there are two double bedrooms and a gorgeous family bathroom. The master bedroom is located on the top floor, with a spacious internal storage cupboard. The property also boasts a rear garden. Two allocated parking bays to the rear. Freehold property. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Offers Over **£150,000**

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Haggerston Road

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

CLOAKS/WC

Low level WC, hand basin, single radiator

ENTRANCE HALLWAY

LOUNGE 14'68 (4.42) X 11'86 (3.56) maximum measurements into recess

Double glazed window to front, single radiator, built in storage cupboard

KITCHEN 11'82 (3.56) X 7'82 (2.33)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, double glazed patio doors to rear

BEDROOM ONE 18'46 (5.59) X 8'43 (2.54)

Three velux windows, double radiator, built in cupboard, loft access

BEDROOM TWO 11'85 (3.56) X 10'52 (3.18) maximum measurements into recess

Two double glazed windows to front, single radiator

BEDROOM THREE 11'90 (3.58) X 8'87 (2.64) maximum measurements into recess

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Power shower over panelled bath with handheld shower, hand basin, low level WC, single radiator, part tiling to walls

FRONT GARDEN

Laid mainly to lawn, side gate leading to rear garden

REAR GARDEN

Laid mainly to lawn, gate leading to allocated parking bays

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL modem

Mobile Signal Coverage Blackspot: No

Parking: Driveway for two cars

Estate Maintenance Charge: Approx. £60-£70 per year



MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc....): 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		
81-91	B		89 B
69-80	C	76 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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