



Croft Road Blyth

- End Terraced House
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Close To Town Centre
- Freehold

Asking Price **£ 80,000**

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ROOK
MATTHEWS
SAYER

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Croft Road Blyth

PROPERTY DESCRIPTION

ENTRANCE

Composite door

ENTRANCE HALLWAY

Stairs leading to first floor landing

LOUNGE 14'65 (4.42) X 13'37 (4.04)

Double glazed window to front, double radiator

DINING ROOM 13'27 (4.01) X 12'45 (3.76) maximum measurements into recess

Double glazed window to front, double radiator

KITCHEN 13'88 (4.17) X 10'03 (3.05)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed door to rear yard

FIRST FLOOR LANDING

Loft access with pull down ladder

BEDROOM ONE 14'83 (4.47) X 13'47 (4.06) maximum measurements into recess

Double glazed window to front, double radiator

BEDROOM TWO 11'40 (3.45) X 9'80 (2.95)

Double glazed window to front, single radiator

BEDROOM THREE 10'17 (3.07) X 7'22 (2.18) minimum measurements excluding recess

Double glazed window to front, single radiator

BATHROOM/WC

3 piece comprising: shower over panelled bath, low level WC, double window to side, single radiator

REAR YARD

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: On street

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 2

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: A

EPC RATING: D

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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

