



Ogle Drive Blyth

A Stunning family end-link house located on the ever-popular Cowpen Farm Estate. With a South facing rear garden and double width, block paved driveway the external benefits to this family home are superb. The property benefits from an entrance hallway, lounge through dining room with stunning feature fireplace, 15'0 sun room/conservatory extension, modern fitted kitchen with integrated appliances. Three bedrooms to the first floor, the master bedroom with fitted robes/storage, contemporary re-fitted bathroom with shower. Gas radiator central heating system, double glazing. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£120,000**

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PROPERTY DESCRIPTION

ENTRANCE

Double Glazed Entrance Door

ENTRANCE HALLWAY

Spacious hallway with laminate flooring, radiator, double glazed window, spindle staircase to the first floor, small under-stair cupboard

LOUNGE/DINING ROOM: 22'9 (6.93) x 12'2 (3.71) maximum measurements

A spacious and stylish lounge and dining area with a beautiful focal point fireplace, cast iron arch gas living flame fire, two radiators, double glazed window to front, coving to ceiling

KITCHEN: 12'4 (3.76) x 8'1 (2.46)

A modern white, fitted kitchen with a generous range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, laminate flooring, integrated fridge and freezer, double glazed window to rear, fully tiled walls, wine rack, plumbed for automatic washing machine

SUN ROOM/CONSERVATORY: 15'1(4.59) x 9'0 (2.74)

A fabulous addition to this spacious family home, overlooking the rear patio garden which benefits from a Southerly aspect, double glazed French doors to the rear garden, radiator, large walk in storage pantry with electrics

FIRST FLOOR LANDING

Loft access, storage cupboard with shelving

BATHROOM/WC

Contemporary white bathroom suite consisting of, bath, electric shower, pedestal washbasin with hot and cold mixer taps, low level WC with push button cistern, tiled splashbacks, radiator, double glazed window to rear, tile effect flooring, radiator

BEDROOM ONE 10'10 (3.30) x 10'3 3.12)

Fitted robes, additional fitted storage cupboard, concealed combination boiler, radiator, double glazed window to front

BEDROOM TWO 10'4 (3.15) x 10'3 3.12) plus recess

Radiator, double glazed window to rear

BEDROOM THREE 8'1 (2.46) x 7'8 (2.33)

Radiator, double glazed window to front, laminate flooring, dado rail

EXTERNALLY

South facing, enclosed rear patio garden with paving, fence and gate to pedestrianised rear path. Pleasantly located on the end, close to the open green area, double width block paved driveway to the front



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL modem
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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.

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

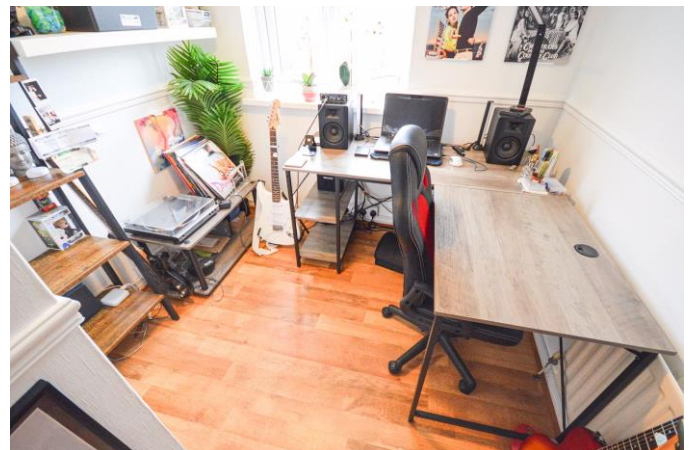
COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency





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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