



Cottingwood Green Blyth

Well presented mid link with three bedrooms, this delightful home will appeal to first time buyers or young families and has been realistically priced to sell. Viewing is highly recommended to appreciate. Located on Cottingwood Green in Blyth. An ideal starter home close to local schools and amenities with the added benefit of a lounge/diner and rear garden. Briefly comprising; Porch, Entrance hallway, spacious lounge through diner, kitchen and downstairs cloaks/WC. Three bedrooms to the first floor and bathroom, externally there is a private rear garden with garage. Call soon to arrange a viewing. We anticipate an extremely high level of viewings on this amazing family home! Call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£100,000**

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PROPERTY DESCRIPTION

ENTRANCE PORCH

Double glazed door and window

ENTRANCE HALLWAY

Stairs leading to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin, single radiator, double glazed window

LOUNGE 13'67 (4.12) X 12'43 (3.76) maximum measurements into recess

Double glazed window to front, single radiator, fire surround with electric fire inset and hearth

DINING ROOM 10'84 (3.25) X 8'77 (2.62)

Double glazed window to rear, single radiator

KITCHEN 10'83 (3.25) X 10'75 (3.22)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, ceramic sink unit and drainer with mixer tap, tiled splash back, built in electric oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine



FIRST FLOOR LANDING

Loft access, storage cupboard

BEDROOM ONE 11'64 (3.51) X 11'57 (3.48) maximum measurements into recess

Double glazed window to front, single radiator

BEDROOM TWO 11'91 (3.58) X 8'68 (2.59) maximum measurements to wardrobes

Double glazed window to front, single radiator, fitted wardrobes

BEDROOM THREE 8'89 (2.64) X 6'95 (2.06)

Double glazed window to rear, single radiator



SHOWER ROOM

3 piece white suite comprising: Shower cubicle, hand basin set in vanity unit, low level WC, double glazed window to rear, heated towel rail

REAR GARDEN

Low maintenance, north west facing

GARAGE

Single



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: mains

Heating: Gas

Broadband: None at property

Mobile Signal Coverage Blackspot: No

Parking: Garage and communal parking

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.

AGENTS NOTE

The sale of this Property will be subject to receipt of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

If you require any further information on this, please contact us.

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: C

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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

