



Haggerston Road | Blyth | NE24 4GS

**£140,000**

ROOK  
MATTHEWS  
SAYER



3



1



1

**Three Storey Mid Terraced**

**Three Bedrooms**

**Sought After Estate**

**Cloaks/WC**

**No Upper Chain**

**Off Street Parking**

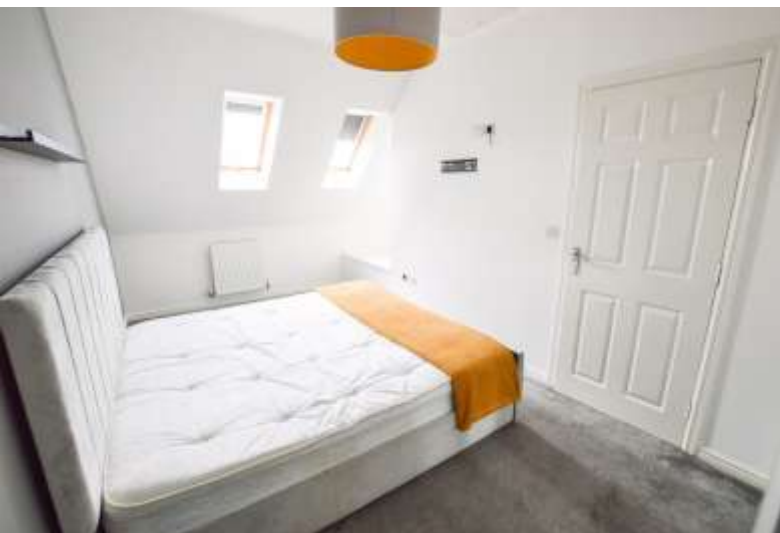
**For any more information regarding the property please contact us today**

Welcome to a home where modern elegance meets everyday comfort—an immaculate three-bedroom. Three storey property that's ready to impress. Step into this stunning three-bedroom residence and be immediately welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home. Lovingly maintained and thoughtfully updated, this property offers a harmonious blend of style, comfort, and practicality—ideal for modern family living or those looking to upsize in style. The ground floor boasts a hallway generously sized and elegantly decorated open plan lounge/Kitchen/Diner-, perfect for relaxing or entertaining guests, leads to a convenient downstairs cloakroom/WC, offering added functionality for busy households. While French doors open out to the rear garden from the lounge, allowing for a seamless transition between indoor and outdoor living. Upstairs, the first floor features two well-proportioned bedrooms, both filled with natural light, along with a contemporary family bathroom complete with a modern suite and overhead shower. The entire home benefits from newly fitted carpets and stylish bathroom flooring, enhancing its fresh, move-in-ready feel. The top floor is dedicated entirely to the spacious master bedroom—a tranquil and private retreat. This beautifully designed space includes fitted wardrobes and drawers, offering ample storage while maintaining a sleek aesthetic. Externally, the rear garden has undergone a full renovation and now boasts a beautifully landscaped layout with a combination of patio space and low-maintenance artificial lawn—ideal for al fresco dining, entertaining, or simply unwinding. Additional enhancements include updated fencing, integrated outdoor electrics, and discreet bin storage, adding both convenience and curb appeal. To the front, the property offers off-street parking, providing practical solutions for day-to-day living. With its stylish interiors, modern upgrades, and impressive outdoor space, this charming home ticks all the boxes for comfortable and contemporary living. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**T: 01670 352900**

Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



T: 01670 352900

Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, double radiator

#### CLOAKS/WC

Low level WC, pedestal wash hand basin, single radiator

LOUNGE/DINER/KITCHEN 22'03 (6.71) X 12'15 (3.68) maximum measurements into recess

KITCHEN (FRONT) - Double glazed window to front, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, tiled splash backs, oven, gas hob, space for fridge/freezer, spot lights, LOUNGE (REAR) Double glazed patio doors to rear garden, double radiator, laminate flooring throughout

#### FIRST FLOOR LANDING

BEDROOM TWO 12'08 (3.66) X 7'74 (2.31)

Double glazed window to rear, single radiator

BEDROOM THREE 7'85 (2.33) X 5'67 (1.68) minimum measurements excluding recess

Double glazed window to front, single radiator

#### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin, low level WC, single radiator

#### SECOND FLOOR LANDING

Storage cupboard

BEDROOM ONE 15'02 (4.57) X 8'83 (2.64)

Two velux windows to front and one velux window to rear, single radiator, fitted wardrobes

#### REAR GARDEN

Low maintenance garden, patio area, astro turf, fencing

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Allocated space, on street parking

Accessibility: Suitable for wheelchairs, level access

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

#### EPC RATING: C

BL00011610.AJ.DS.29/05/2025.V.2



T: 01670 352900

Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 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.

**T: 01670 352900**

Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

