



Swaledale Avenue | Blyth | NE24 4DU

**£99,950**



**Semi Detached House**

**Three Bedrooms**

**Sought After Area**

**Garage and Driveway**

**No Upper Chain**

ROOK  
MATTHEWS  
SAYER

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

#### LOUNGE 14'67 (4.42) X 14' (4.27)

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

#### DINING ROOM 9'50 (2.87) X 8'46 (2.54)

Double glazed window to rear, single radiator

#### KITCHEN 10'63 (3.20) X 8'43 (2.54)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric double oven, gas hob, integrated microwave

#### UTILITY ROOM

Double glazed window to rear, plumbed for washing machine

#### FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, loft access

**BEDROOM ONE 11'93 (3.58) X 9'42 (2.84)** minimum measurements excluding wardrobes

Double glazed window to front, single radiator, fitted wardrobes and drawers

#### BEDROOM TWO 11'19 (3.38) X 9'13 (2.77)

Double glazed window to rear, single radiator

**BEDROOM THREE 9'06 (2.74) X 8'38 (2.52)** maximum measurements including recess

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

#### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, single radiator

#### FRONT GARDEN

Laid mainly to lawn, off street parking

#### REAR GARDEN

Laid mainly lawn, low maintenance garden, bushes and shrubs

#### GARAGE

Single

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: BT

Mobile Signal Coverage Blackspot: No

Parking: Garage, on street

#### 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

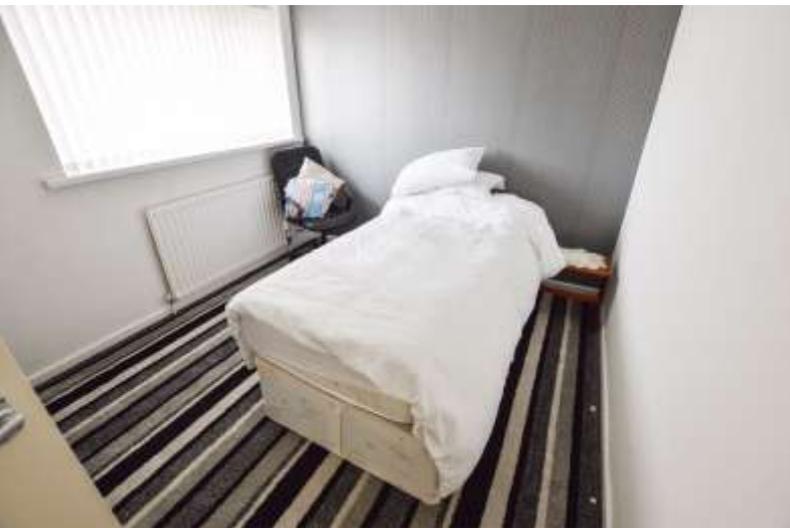
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 99 years from 1st March 1959

#### COUNCIL TAX BAND: B

EPC RATING: TBC

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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.

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