



Craster Close | Blyth | NE24 5DX

£130,000

ROOK
MATTHEWS
SAYER



3



1



1

Gorgeous End link

Three Bedrooms

Garage To Rear

New Fitted Kitchen

New Fitted Bathroom

Gas Heating & Double Glazed

Utility Area

Ideal First Time Purchase

For any more information regarding the property please contact us today

ENTRANCE PORCH: Upvc entrance door

ENTRANCE HALLWAY: Single radiator, storage cupboard, panelled walls.

LOUNGE/ DINER: (front): 25'15 x 13'31 (7.66m x 4.05m) max. measurements into recess. Double glazed window to front, panelled walls, electric fire, double radiator, double glazed door to rear

KITCHEN: (rear): 10'02 x 9'93 (3.05m x 3.02m) min. measurements into recess.

Double glazed window to rear. Fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink and drainer unit with mixer tap, tiled splash backs, electric over and hob, space for fridge freezer, tiled floor, spotlights, door to utility.

UTILITY ROOM 9'25 x 2'59 (2.81m x 0.78m)

Double glazed window to side, plumbed for washing machine, door to rear garden.

FIRST FLOOR LANDING:

Loft access

LOFT:

Pull down ladder, partially boarded.

BEDROOM ONE: (front): 12'15 x 8'68 (3.70m x 2.64m) min. measurements into recess.

Double glazed window, single radiator

BEDROOM TWO: (rear) 10'16 x 11'03 (3.09m x 3.36m)

Double glazed window, single radiator.

BEDROOM TWO: (front): 9'74 x 8'37 (2.96m x 2.55m) max. measurements into recess.

Double glazed window, single radiator

BATHROOM: (rear)

Double glazed frosted window, white suite comprising panelled bath with shower over, wash hand basin set in vanity unit, low level w.c, heated towel rail.

FRONT GARDEN: Laid mainly to lawn.

REAR GARDEN: Fenced boundaries, low maintenance garden, patio and decking area

GARAGE:

Single garage

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage

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: A

EPC RATING: D

BL00011701.AJ.MW.30/0725.V.1



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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



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

ROOK
MATTHEWS
SAYER