



Haggerston Road | Blyth | NE24 4GS

**£165,000**

ROOK  
MATTHEWS  
SAYER



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**Mid Terraced House**

**Three Bedrooms**

**Family Bathroom & En-Suite**

**Garage & Driveway**

**Close to local shops, schools, transport links & train station**

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

A show home standard family home oozing style, elegance and natural light throughout. You are welcomed into a spacious hallway with central, turned staircase up to the first floor, downstairs cloaks/WC. The lounge/dining room beautifully overlooks and opens out to the rear garden to the rear with ample privacy, stylish and contemporary breakfasting kitchen with integrated appliances, first floor landing with storage, three bedrooms, the principal bedroom with fitted mirrored wardrobes and gorgeous En-suite shower room, luxurious family bathroom. Enclosed, private rear garden with patio, artificial lawn and decked patio, outdoor lighting, gated access out to the detached rear garage with driveway, front garden area.

**ENTRANCE**

Double glazed entrance door

**ENTRANCE HALLWAY**

Light and airy hallway with feature, turned staircase up to the first floor, radiator, laminate flooring

**DOWNSTAIRS CLOAKS/WC**

Low level WC with push button cistern, pedestal washbasin, radiator, laminate flooring, double glazed window, modern tiling

**BREAKFASTING KITCHEN: (front): 10'7 x 8'6, (3.22m x 2.59m)**

Stylish and contemporary family breakfasting kitchen, incorporating a range of cream base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps and spray, integrated electric oven, gas hob, cooker hood, integrated fridge/freezer, double glazed window, radiator, tiled splash backs

**LOUNGE/DINING ROOM: (rear): 16'1 x 13'9, (4.90m x 4.19m) maximum measurements**

Beautifully presented, light, airy and spacious lounge and dining area overlooking and with double glazed French doors opening out to the garden area, large storage cupboard, radiator

**FIRST FLOOR LANDING AREA**

Spacious landing, airing cupboard with shelving, loft access which we understand is fully boarded for storage purposes

**BEDROOM ONE: (rear): 9'9 x 9'2, (2.97m x 2.79m) excluding wardrobes**  
Attractive mirrored wardrobes with ample hanging and storage space, radiator, double glazed window

**EN-SUITE SHOWER ROOM**

Contemporary En-suite showcasing, shower cubicle, electric shower, pedestal washbasin, low level WC with push button cistern, tiled splash backs, tile effect flooring, extractor

**BEDROOM TWO: (front): 10'1 x 9'2, (3.07m x 2.79m)**

Radiator, double glazed window

**BEDROOM THREE: (rear): 6'8 x 6'3, (2.03m x 1.91m)**

Radiator, double glazed window

**BATHROOM: 6'9 x 6'5, (2.06m x 1.96m)**

Luxurious family bathroom comprising of, bath, pedestal washbasin, low level WC with push button cistern, radiator, tile effect flooring, tiled splash backs, double glazed window

**EXTERNALLY:**

Enclosed and beautifully presented rear garden with patio, artificial lawn and rear decked patio, gated access out to the detached rear garage with attached driveway

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway & on street parking

Estate management fees: £80 per annum

Accessibility: Suitable for wheelchairs, level access & wide doorways

#### 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.

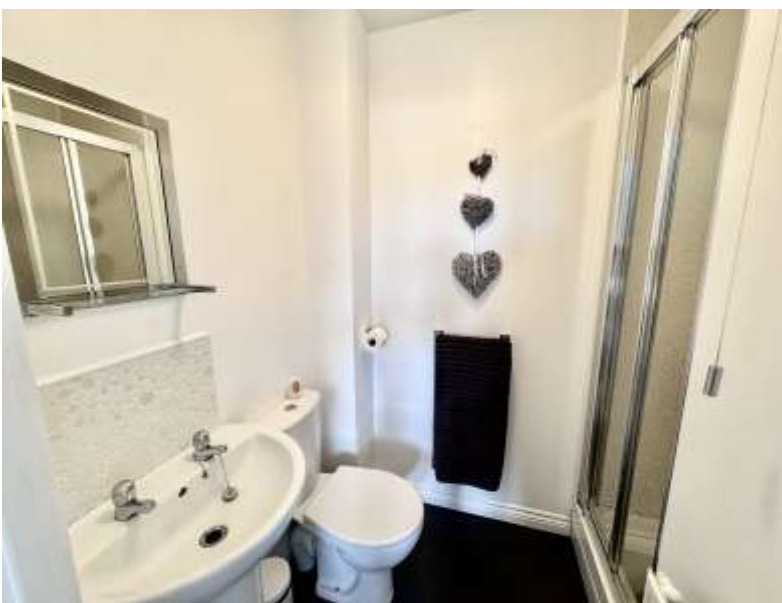
#### TENURE

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: 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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