



Haggerston Road | Blyth | NE24 4GS

**£235,000**

ROOK  
MATTHEWS  
SAYER



4



1



3

**Detached House**

**Four Bedrooms**

**Two En-Suites**

**Downstairs WC And Utility Room**

**Driveway – Up To Two Vehicles**

**Detached Garage**

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

Show home standard and beautifully positioned, four bedroom family detached house on this popular modern development. This spectacular property boasts spacious accommodation over three floors and is close to Asda, popular local schools and access to major road links as well as the train station opening soon. This spacious and well-presented home will be high up on the list for families. Briefly comprises: Beautiful entrance hall, light airy lounge, fantastic dining kitchen with integrated appliances and double glazed French doors to the rear garden. Separate utility, and downstairs cloaks/WC. To the first floor there are three good size bedrooms (bedroom two with contemporary En-suite shower room) and stylish family bathroom with WC. To the top floor there is a large bedroom and a further En suite. The property boasts an excellent sized rear garden. The property also boasts a detached garage and driveway to the rear. 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.

**ENTRANCE**

UPVC entrance door

**ENTRANCE HALLWAY**

Stairs to first floor landing, single radiator, storage cupboard

**CLOAKS/WC**

Low level WC, hand basin, single radiator

**LOUNGE 12'99 (3.89) x 12'33 (3.73)**

Double glazed window to front, single radiator

**KITCHEN 18'05 (5.49) x 9'25 (2.79)**

Double glazed window to side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, double electric fan assisted oven, gas hob, space for fridge/freezer, integrated dish washer, double glazed door to rear garden

**UTILITY ROOM**

Fitted base units, plumbed for washing machine, double glazed door to rear garden

**FIRST FLOOR LANDING**

Built in storage cupboard

**BEDROOM ONE - TOP FLOOR 13'73 (4.15) x 11'33 (3.43)**

minimum measurements excluding recess

Double glazed window to rear, velux window to front

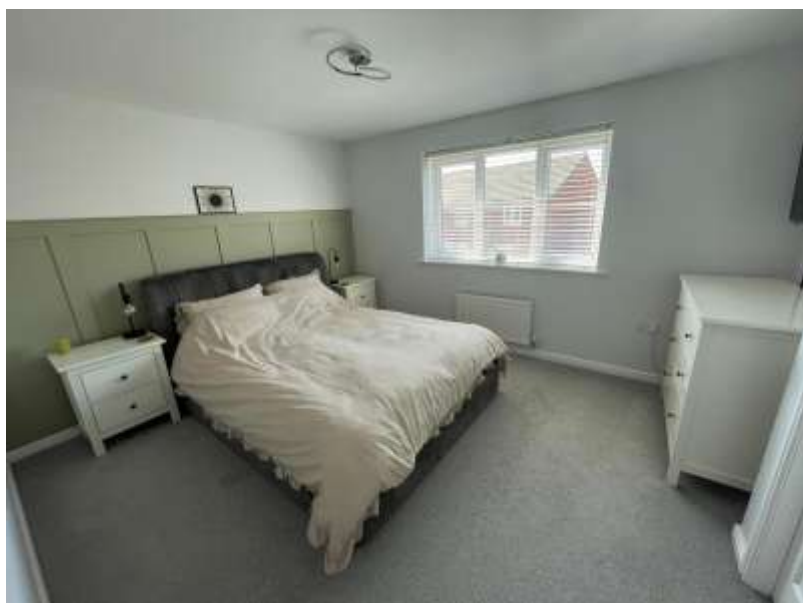
**EN-SUITE**

Velux window to rear, shower cubicle, low level WC, wash hand basin, heated towel rail

**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



BEDROOM TWO 12'59 (3.78) X 10'75 (3.22) maximum measurements into recess

Double glazed window to front, single radiator

BEDROOM THREE 9'55 (2.87) X 9'51 (2.87)

Double glazed window to rear, single radiator

BEDROOM FOUR 9'46 (2.84) X 8'35 (2.52)

Double glazed window to rear, single radiator

#### EN-SUITE

Double glazed window, shower cubicle, low level WC, wash hand basin, heated towel rail

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring

#### REAR GARDEN

Laid mainly to lawn, decking, patio area, gated access to garage & parking

#### GARAGE

Single, off street parking

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

Estate fee: £80 per annum

#### 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.

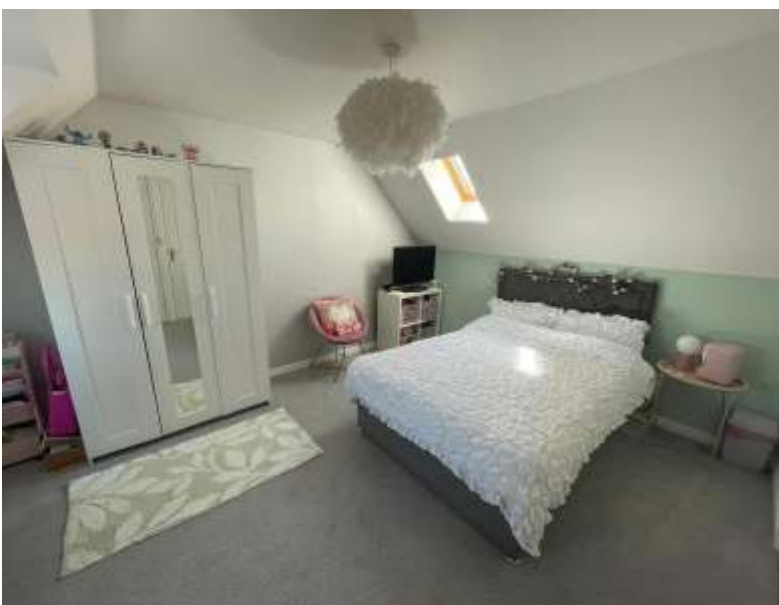
#### TENURE

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: D**

**EPC RATING: C**

BL00011602.AI.DS.07/07/2025.V.1



**T: 01670 352900**

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

**ROOK  
MATTHEWS  
SAYER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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)

