



Halidon Walk | Blyth | NE24 4JY

£250,000

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ROOK
MATTHEWS
SAYER



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Stunning Four Bedroom

Substantial Corner Plot

Garage & Off Street Parking

Downstairs W.c & Utility

Two Ensuites

Large Rear Garden

Gas Heating & Double Glazed

Viewings Essential

For any more information regarding the property please contact us today

ENTRANCE PORCH: Upvc double glazed door.

ENTRANCE HALLWAY: Stairs to first floor landing, storage cupboard, double radiator.

DOWNSTAIRS CLOAKS/W.C.: Low level w.c, wash hand basin, single radiator

LOUNGE: (front): 12'79 x 11'62 (3.89m x 3.54m)
Double glazed window.

KITCHEN: (rear): 9'20 x 17'95 (2.80m x 5.47m)
Double glazed window, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, built in electric over with gas hob, extractor fan, integrated fridge/freezer and dishwasher, spot lights, double radiator, door to rear garden.

UTILITY ROOM: 5'92 x 5'94 (1.80m x 1.81m)
Fitted with base units, plumbed for washing machine, door to side.

FIRST FLOOR LANDING (Second Floor)
Built in storage

BEDROOM TWO (front) 12'93 x 10'49 (3.94m x 3.19m) max measurements into recess. Double glazed window, single radiator.

EN SUITE: Double glazed window to side and front. Shower cubicle, low level w.c, and wash hand basin, part tiled walls.#

BEDROOM THREE (rear) 9'68 x 9'76 (2.95m x 2.97m) Double glazed window, single radiator.

BEDROOM FOUR : 8'15 x 9'56 (2.48m x 2.91m) Double glazed window to rear and side, single radiator.

FAMILY BATHROOM: Double glazed frosted window to side, White suite comprising panelled bath, pedestal wash hand basin, low level w.c, part tiling to walls, single radiator.

STAIRS TO TOP FLOR

BEDROOM ONE: 13'89 x 11'43 (4.23m x 3.48m) Min. measurements excluding recess.
Double glazed window to rear, Velux window to front, built in cupboard, single radiator.

EN SUITE: Velux window to rear, shower cubicle, pedestal wash hand basin, low level w.c, part tiling to walls, single radiator.

FRONT GARDEN: Laid mainly to lawn.

REAR GARDEN: Laid mainly to lawn, fenced and walled boundaries.

GARAGE: Single garage with power and light

PARKING: Two off street parking spaces

T: 01670 352900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and Two Off Street Parking Spaces

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: B

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	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

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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