



Matfen Close | Blyth | NE24 5DG

**£125,000**

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ROOK  
MATTHEWS  
SAYER



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**Mid Terraced House**

**Sought After Location**

**Three Bedrooms**

**Gas Central Heating**

**Front & Rear Gardens**

**Double Glazing**

**No Upper Chain**

For any more information regarding the property please contact us today

**ENTRANCE PORCH:**

UPVC entrance door.

**ENTRANCE HALLWAY:**

Storage cupboard, single radiator.

**LOUNGE:** (front): 13'79 x 11'87 (4.20m x 3.61m) max. measurements into recess.

Double glazed window to front, single radiator, gas fire.

**KITCHEN:** (rear): 18'17 x 8'84 (5.53m x 2.69m)

Double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink and drainer unit with mixer taps, tiled splash backs, electric fan assisted over with gas hob, plumbed for washing machine, spotlights, single radiator.

**FIRST FLOOR LANDING**

Loft access, built in storage cupboard.

**BEDROOM ONE** 11'68 x 9'98 (3.56m x 3.04m)

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

**BEDROOM TWO** 10'59 x 10'17 (3.22m x 3.09m) min measurements excluding recess.

Double glazed window to rear, single radiator.

**BEDROOM THREE** 6'42 x 5.88 (1.95m x 1.79m)

Double glazed window to rear, single radiator.

**BATHROOM:**

White bathroom suite comprising panelled bath with shower over, wash hand basin set in vanity unit, , double glazed frosted window to rear, single radiator.

**FRONT GARDEN:**

Laid mainly to lawn

**REAR GARDEN:**

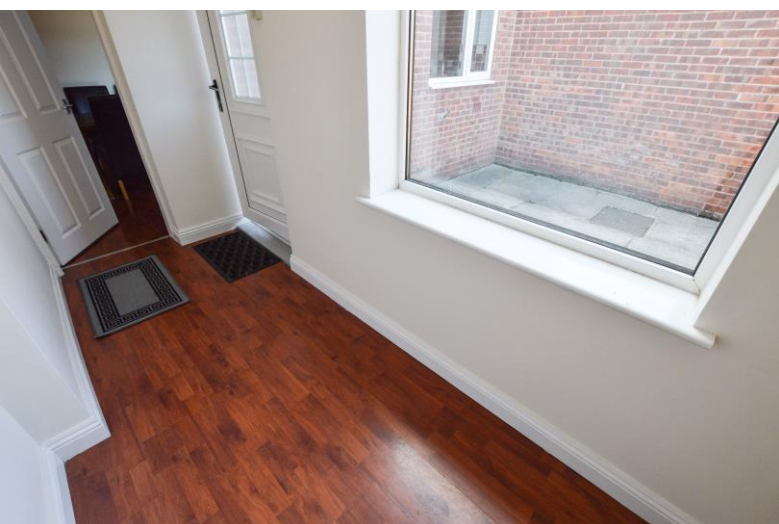
Low maintenance yard with off street parking. Fenced and walled boundaries.

**T: 01670 352900**

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

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

#### 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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.

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