



Chester Grove | Blyth | NE24 5SH

**£200,000**

ROOK  
MATTHEWS  
SAYER



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**Extended Link Detached**

**Three Bedroom**

**No Upper Chain**

**Garage & Off Street Parking**

**Front, Side & Back Garden**

**Spacious Plot**

**Gas Heating & Double Glazing**

**Viewings Essential!**

For any more information regarding the property please contact us today

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

**ENTRANCE PORCH:** Upvc entrance door.

**ENTRANCE HALLWAY:** Storage cupboard, single radiator and loft access

**LOUNGE:** (front): 18'06 x 11'01 (5.06m x 3.35m)  
Double glazed window

**DINING ROOM:** (rear): 13'93 x 10'98 (4.24m x 3.34m)  
Double glazed patio doors to rear, double radiator.

**KITCHEN:** (rear): 10'83 x 8'40 (3.30m x 2.56m)  
Double glazed window, range of wall, floor and drawer units with roll top work surfaces, stainless sink and drainer unit with mixer tap, tiled splash backs, built in electric oven and hob with extractor fan over, space for fridge freezer, plumbed for washing machine, double radiator.

**LOFT:**  
Partially boarded

**BEDROOM ONE:** (rear) 15'38 x 10'66 (4.68m x 3.24m) min. measurements excluding wardrobes.  
Double glazed window, fitted wardrobes and drawers, double radiator

**BEDROOM TWO:** (rear) 10'58 x 10'45 (3.22m x 3.18m)  
Double glazed window, fitted wardrobes, double radiator.

**BEDROOM THREE:** (front) 8'39 x 8'48 (2.55m x 2.58m)  
Double glazed window, single radiator.

**BATHROOM:** Double glazed frosted window to side, white suite comprising panelled bath with shower over, wash hand basin set in vanity unit, low level w.c, spotlights, single radiator.

**FRONT GARDEN**  
Off street parking for multiple cars, driveway leading to single garage.

**REAR GARDEN**  
Fenced boundaries, laid mainly to lawn, patio area, bushes and shrubs, south facing.

**SIDE GARDEN**  
Fenced, patio area. Enough space to fit a caravan.

BL00011681/ AJ/MW/280725/ V1

**T: 01670 352900**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### 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: C**

**EPC RATING: D**

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**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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