



Font Drive | Blyth | NE24 4GY

£250,000

ROOK
MATTHEWS
SAYER



Double Fronted Detached

Four Bedrooms

New Fitted Kitchen

Recently Landscaped Garden

Two Reception Rooms

Downstairs W.c & En Suite

Gas Heating & Double Glazed

Garage & Driveway

For any more information regarding the property please contact us today

ENTRANCE : Upvc entrance door.

ENTRANCE HALLWAY: Stairs to first floor.

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., single radiator.

LOUNGE: (front): 11'49 x 19'29 (3.50 x 5.87m) into Bay window. Max measurements into Bay window.
Double glazed window, single radiator.

DINING ROOM: (front): 8'81 x 13'76 (2.68m x 4.19m) max. measurements into Bay
Double glazed bay window, storage cupboard, double radiator.

KITCHEN: (rear): 24'14 x 8'45 (7.35m x 2.57m) min. measurements excluding recess.
Double glazed windows and double glazed double doors to rear. Range of wall, floor and drawers units with roll top work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, gas/ electric hob with extractor fan over, space for fridge freezer, integrated microwave, plumbed for washing machine, tiled floor, spotlights,

FIRST FLOOR LANDING

Loft access, built in storage cupboard

BEDROOM ONE: (front) 17'09 x 16'21 (5.20m x 4.94m) max measurements into recess.
Double glazed window, single radiator.

EN SUITE: (front) Double glazed frosted window, Low level w.c, pedestal wash hand basin, shower cubicle, single radiator, spotlights, part tiling to walls.

BEDROOM TWO: (rear) 11'88 x 8.22 (3.62m x 2.50m)
Double glazed window, single radiator.

BEDROOM THREE: (rear) 7'68 x 8'71 (2.34m x 2.65m)
Double glazed window, single radiator.

BEDROOM FOUR: (rear): 7'68 x 8'71 (2.34m x 2.64m) max measurements in units.
Double glazed window, single radiator.

BATHROOM:

Double glazed frosted window to side, white suite comprising panelled bath, wash hand basin, low level w.c, spotlights, part tiling to walls, single radiator.

FRONT GARDEN

Laid mainly to lawn, path, off street parking.

REAR GARDEN:

Fenced boundaries, west facing, astro turf and access to garage.

GARAGE

Single garage

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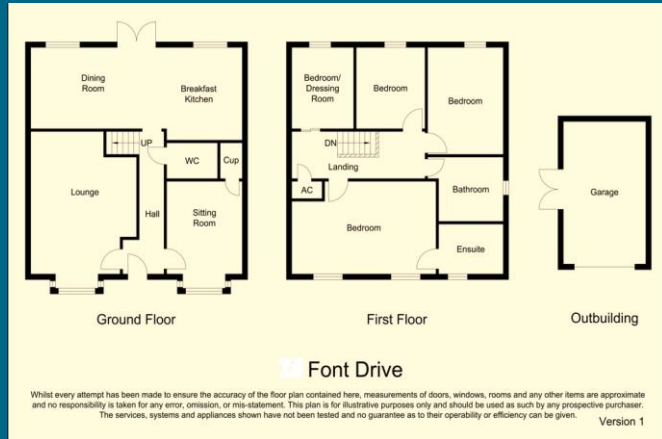
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PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas Heating
 Broadband: Fibre to premises
 Mobile Signal Coverage Blackspot: No
 Parking: Garage/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

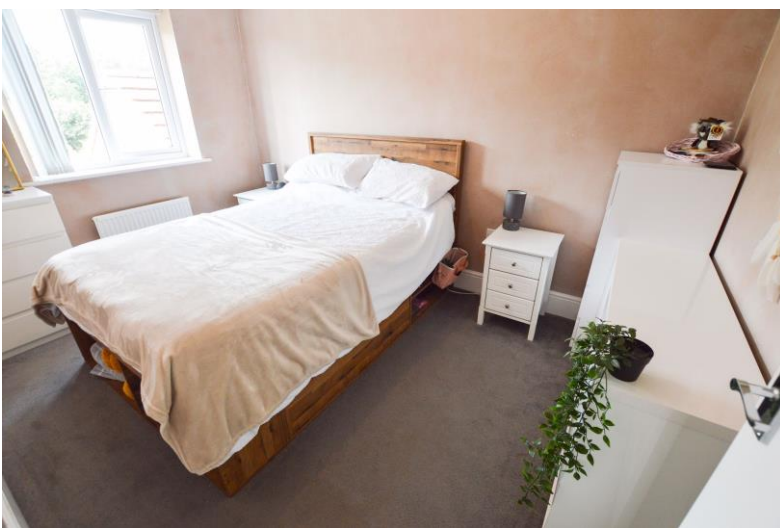
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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 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.



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