



Haggerston Road | Blyth | NE24 4GT

£175,000

A beautifully presented, spacious, modern family link home. Located on the sought after Crofton Grange Estate, close to Asda, popular local schools and close to access for A189 and A19, Presented over three floors but still maintaining a traditional layout, the property is totally versatile for today's family. Entrance hallway, rear lounge with French doors, pleasantly overlooking the rear garden, contemporary dining kitchen with integrated appliances, downstairs cloaks/WC. To the first floor there are two bedrooms and a gorgeous family bathroom. The master bedroom is located on the top floor, with dressing area and large En-suite shower room. The family have thoughtfully updated and improved the rear garden with access to the rear driveway and garage.

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Mid Link House Three Floors

Three Bedrooms

Modern Family Home

Master Bedroom with En-Suite with Dressing Area

Contemporary Dining Kitchen

Near to Train Station

Lounge with French Doors Opening into Rear

For any more information regarding the property please contact us today

ENTRANCE DOOR

ENTRANCE HALLWAY

Wood effect flooring, staircase to the first floor, radiator

CLOAKS/WC

Pedestal wash hand basin, low level WC, radiator, extractor fan, wood effect flooring

DINING KITCHEN 16'9 (5.11) X 6'0 (1.83) WIDENING TO 7'10 (2.39)

Double glazed window to front, range of base, wall and drawer units, coordinating worktops, integrated electric oven, gas hob, stainless steel cooker hood, single drainer sink unit with mixer tap, plumbed for washing machine, tiled splash backs, wood effect flooring, plumbed for dish washer, radiator

LOUNGE 14'4 (4.37) X 13'0 (3.96)

Double glazed doors opening into the rear garden, two radiators

FIRST FLOOR LANDING

Staircase to the second floor, radiator, double glazed window

BEDROOM TWO 13'5 (4.09) X 12'5 (3.78)

Double glazed window to rear, radiator

BEDROOM THREE 11'1 (3.38) X 6'3 (1.91)

Double glazed window to front, radiator

FAMILY BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splash backs, extractor fan, tile effect flooring

SECOND FLOOR LANDING

BEDROOM ONE 13'0 (3.96) X 12'2 (3.71)

Two velux windows, radiator

DRESSING ROOM

Fitted cupboard, recessed storage area

EN-SUITE

Double glazed window, shower cubicle with electric shower, pedestal wash hand basin, low level WC, radiator, wood effect flooring

FRONT GARDEN

Low maintenance garden

REAR GARDEN

Laid mainly to lawn, feature gravel, shrubs, borders, fencing, gated access to rear path leading to detached garage and driveway

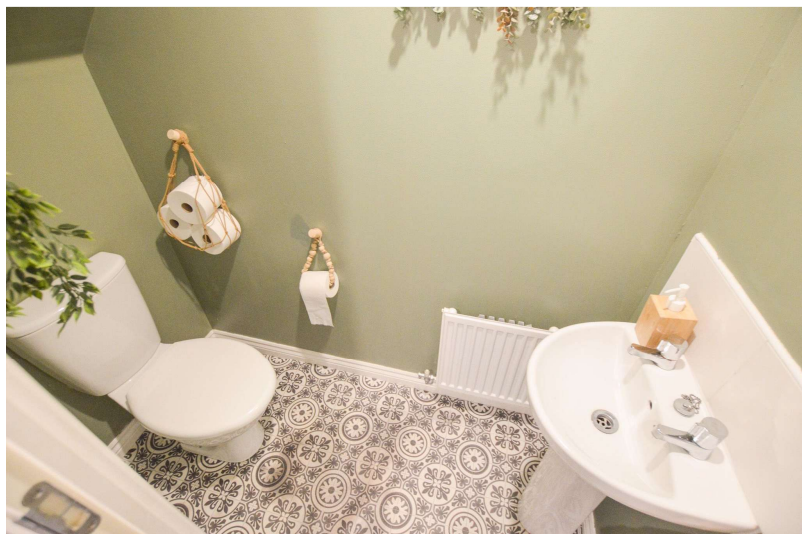
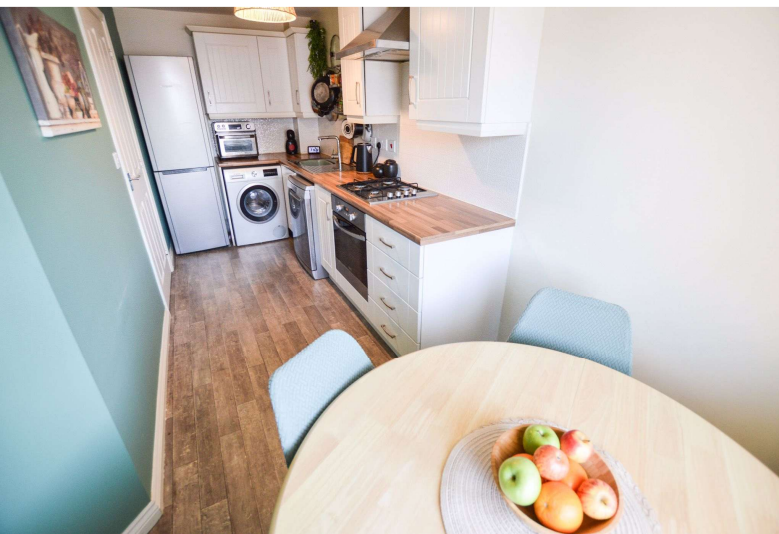
GARAGE

Single

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/Allocated parking

Management Fee: Approx. £80 per annum - Kingston

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: TBC

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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