



Holmville | Blyth | NE24 3BB

£335,000

ROOK
MATTHEWS
SAYER



4



1



2

Detached

Downstairs Bedroom

Garage And Parking

Bathroom And Shower Room

Large Plot

Utility Room

Large Kitchen Diner

Large Reception Room

For any more information regarding the property please contact us today

ENTRANCE/PORCH:

UPVC Entrance door leading to fully glazed door, double glazed windows.

LOUNGE: (front) 17'10 x 23'08 (5.44m x 7.21m)

Double glazed window to front and side, television points, radiator x 3, inglenook staircase, storage cupboard.

DINING/KITCHEN: 26'7 x 10'8 (8.10m x 3.25m) Maximum measurements include diner and recess

Double glazed window to front and rear and 2 radiators. Range of wall, floor and drawer units with co-ordinating roll edge work surfaces. Co-ordinating sink unit and drainer with mixer tap and tiled splash backs. Intergrated electric double oven and hob with space for a fridge freezer, dishwasher, plumbed in for washing machine.

SHOWER ROOM:

Low level w.c, shower cubicle

UTILITY ROOM: 10'72 x 8'86 (3.26m x 2.70m)

Electric heater

BEDROOM FOUR: (front) 10'71 x 14'74 (3.26m x 4.49m)

Double glazed window, radiator.

STAIRS TO FIRST FLOOR

BEDROOM ONE: 16'0 X 11'9 (4.88m x 3.58m) Max. measurements including recess.

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

ENSUITE:

Low level w.c, wash hand basin set in vanit unit, shower cubicle and extractor fan.

BEDROOM TWO: (rear) 11'09 x 8'71 3.38m x 2.65m)

Double glazed window, radiator

BEDROOM THREE:

Double glazed window to side and single radiator.

BATHROOM/WC

3 piece white suite comprising: panelled bath and over bath shower. Wash hand basin set in vanity unit, low level WC and heated towel rail. Double glazed frosted window to rear.

FRONT GARDEN

Walled boundary, paved with tree and shrubs, electric car charging point

REAR GARDEN

Lawned and gravelled areas, flower, tree and shrub boarders. Raised terrace and gated access to front and rear. Picturesque summer house with electricity points and insulation.

GARAGE

Workshop

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre

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: E

EPC RATING: C

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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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