



Glen Grove | Location | Postcode

£170,000



3



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2

ROOK
MATTHEWS
SAYER

Semi Detached

Three Bedrooms

No Upper Chain

Downstairs WC & En Suite

Garage & Off Street Parking

Close to New Train Station

Cul De Sac

Gas Heating & Double Glazed

For any more information regarding the property please contact us today

ENTRANCE PORCH:

Upvc double glazed entrance door.

ENTRANCE HALLWAY:

Stairs to first floor, single radiator

DOWNSTAIRS CLOAKS/W.C.:

Double glazed window to front, hand washbasin, low level w.c., single radiator

LOUNGE: (rear): 13'86 x 16'07 (4.22m x 4.89m) Max. measurements including recess.

Double glazed window, patio doors to rear garden, double radiator, built in storage cupboards.

KITCHEN: (front): 8'58 x 10'69 (2.61m x 3.25m)

Double glazed window, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer taps, tiled splashbacks, built in electric fan assisted over, electric hob with extractor fan above, space for fridge/ freezer, plumbed in washing machine, spotlights.

FIRST FLOOR LANDING:

Loft access, built in storage cupboard.

BEDROOM ONE: (rear): 9'95 x 9'27 (3.03m x 2.82m)

Double glazed window, fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM:

Shower cubicle, low level w.c, pedestal wash hand basin, single radiator, part tiling to walls.

BEDROOM TWO: (front): 9'31 x 9'92 (2.83m x 3.02m)

Double glazed window, radiator

BEDROOM THREE: (rear): 6'55 x 6'73 (1.99m x 2.05m)

Double glazed window, radiator

FAMILY BATHROOM:

(Front) Double glazed window, three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c, part tiling to walls, radiator.

FRONT GARDEN:

Laid mainly to lawn.

REAR GARDEN:

Fenced boundaries, patio area, artificial grass.

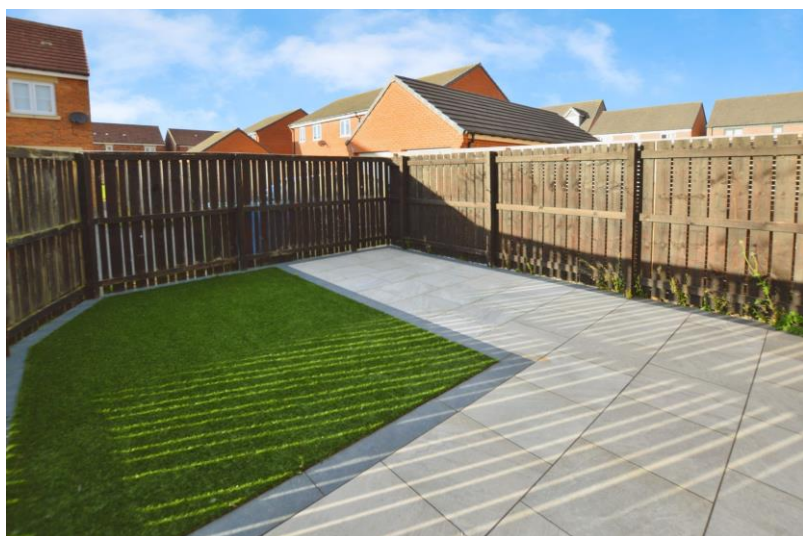
GARDEN:

Attached garage and off street parking

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:

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

Estate Fee - £8.01 per month to Kingston Property Services

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	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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