



Horton Park | Blyth | NE24 4JD

£210,000



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ROOK
MATTHEWS
SAYER

Detached House

Three Bedrooms

Utility Room & Downstairs W.C

No Upper Chain

En Suite & Dressing Area

Garage & Off Street Parking

Front & Rear Gardens

View Now!!

For any more information regarding the property please contact us today

ENTRANCE : Entrance door:

ENTRANCE HALLWAY: Stairs to first floor, single radiator.

DOWNSTAIRS CLOAKS/W.C.: Double glazed window to side, pedestal wash hand basin, low level w.c, single radiator.

LOUNGE: (front): 10'74 x 13'70 (3.27m x 4.17m)
Double glazed window, double radiator.

DINING ROOM: (rear): 8'13 x 8.29 (2.47m x 2.52m) Min. measurements excluding recess.
Double glazed window to rear, radiator

KITCHEN: (rear): 8'80 x 8'13 (2.68m x 2.47m)
Double glazed window to rear, range of wall, floor and drawer units with roll top works surfaces, stainless steel sink and drainer unit with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/ freezer and dishwasher, tiled flooring.

UTILITY ROOM: 5'16 x 4'73 (1.57m x 1.44m)
Space for fridge freezer, plumbed for washing machine, door to rear garden.

FIRST FLOOR LANDING: Loft access

BEDROOM ONE: (front): 10'44 x 8'75 (3.18m x 2.66m)
Double glazed window, radiator.

EN- SUITE:
Double glazed window to rear, low level w.c, wash hand basin, shower cubicle, part tiling to walls, radiator

DRESSING AREA: (rear): 6'77 x 4'63 (2.06m x 1.41m)
Double glazed window to rear, radiator.

BEDROOM TWO: (front) 10'04 x 10'79 (3.06m x 3.28m)
Min. measurements excluding recess.
Double glazed window, built in cupboards, radiator.

BEDROOM THREE: (rear): 6'60 x 11'75 (2.01m x 3.58m)
Double glazed window, radiator.

BATHROOM:
Three piece suite comprising panelled bath, low level w.c., pedestal wash hand basin, part tiling to walls, radiator.

FRONT GARDEN:
Laid mainly to lawn, driveway leading to garage.

REAR GARDEN:
Fenced boundaries, laid mainly to lawn, garden shed to side.

GARAGE:
Single garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating Gas Heating

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

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 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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