



Prestdale Avenue | Blyth | NE24 4DZ

£180,000



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ROOK
MATTHEWS
SAYER

Stunning Three Bedroom

Semi Detached House

Sought After Location

Garage & Off Street Parking

Utility & Conservatory

Large Rear Garden

Gas Heating & Double Glazing

View Now!!

For any more information regarding the property please contact us today

ENTRANCE PORCH: UPVC double glazed door.

ENTRANCE HALLWAY: Stairs to first floor, storage cupboard, radiator.

LOUNGE: (front): 11'49 x 13'92 (3.50m x 4.24m) Max. measurements into recess.

Double glazed window to front, fire surround with gas inset and hearth, coving to ceiling, double radiator.

DINING ROOM: (rear): 11'06 x 8'65 (3.37m x 2.63m)
Double glazed double doors to conservatory, coving to ceiling.

KITCHEN: (rear): 10'58 x 8'79 (3.22m x 2.67m)
Double glazed window to rear, range of wall, floor and drawers units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splash backs electric oven, gas hob with extract fan above.

CONSERVATORY: 9'39 x 9'93 (2.86m x 3.02m)
Double glazed double doors to rear garden, double glazed windows.

FIRST FLOOR LANDING:
Loft access

LOFT:
Partially boarded, lighting and power, pull down ladder. radiator.

BEDROOM ONE: (front) 11'74 x 8'0 (3.57m x 2.43m) min. measurements excluding recess & wardrobes
Double glazed window, fitted wardrobes, coving to ceiling, radiator.

BEDROOM TWO: (rear) 10'68 x 7'12 (3.25m x 2.17m) min. measurements excluding wardrobes
Double glazed window, fitted wardrobes, coving to ceiling, radiator.

BEDROOM THREE: (front)
Double glazed window, radiator.

BATHROOM:
Double glazed frosted window to rear, panelled bath with shower over, pedestal wash hand basin, low level w.c, heated towel rail.

FRONT GARDEN:
Laid mainly to lawn, walled boundary, driveway.

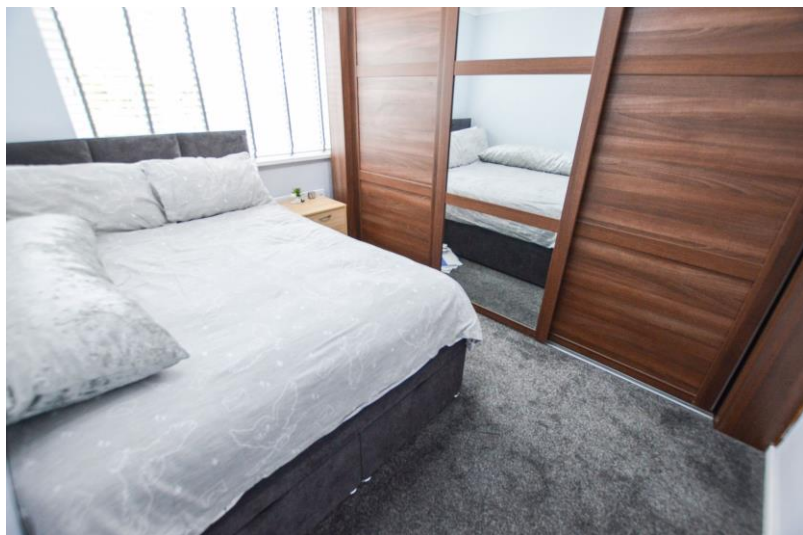
REAR GARDEN:
Fenced boundaries, laid mainly to lawn, patio, garden shed.

GARAGE:
Single garage with up and over door.

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 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: B

EPC RATING: tbc

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"DoubleClick Insert Picture" EPC RATING

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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