



Blackwood Road | Blyth | NE24 4DN

**£200,000**

"Brief description of property"

**RMS** | Rook  
Matthews  
Sayer



3



1



2

**Gorgeous Three Bedroom**

**Close To New Train Station**

**Downstairs W.C and En Suite**

**Southerly Facing Rear Garden**

**Off Street Parking For Two  
Cars to Front**

**Freehold, Council Tax Band B,  
Epc Rating B**

**Mains Water, Sewage and  
Electricity**

**Gas Heating, Fibre To  
Premises Broadband**

For any more information regarding the property please contact us today

#### ENTRANCE

**ENTRANCE HALLWAY:** single radiator and storage cupboard.

**DOWNSTAIRS CLOAKS/W.C.:** low level WC and single radiator.

**LOUNGE:** (front): 12'10 x 13'92, (4.24m x 3.68m), double glazed window to front, and double radiator.

**KITCHEN/DINING ROOM:** (rear): 14'3 X 8'8 (4.34m X 2.64m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob with extractor fan, integrated fridge freezer, washing machine and dishwasher, storage cupboard, spotlights to ceiling and patio doors to rear garden.

#### FIRST FLOOR LANDING AREA

#### LOFT

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower, hand basin, low level WC, single radiator, and part tiling to walls.

**BEDROOM ONE:** (rear): 9'68 x 9'20, (3.08m x 2.80m), double glazed window to rear and single radiator.

**EN-SUITE SHOWER ROOM:** double glazed window to front, low level wc, hand basin, single radiator, and shower cubicle.

**BEDROOM TWO:** (rear): 8'67 x 10'87, (2.64m x 3.31m), double glazed window to rear, and single radiator.

**BEDROOM THREE:** (rear): 6'58 x 11'58, (2.00m x 3.52m), double glazed window to rear, and single radiator.

**EXTERNALLY:** to the front there is off street parking for two vehicles and a low maintenance garden, to the rear is laid mainly to lawn with patio area and southerly facing garden.

**T: 01670 352 900**

**Blyth@rmsestateagents.co.uk**

**RMS** | Rook  
Matthews  
Sayer



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to remises

Mobile Signal Coverage Blackspot: No

Parking: 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: B**

**EPC RATING: B**

BL00011926.AJ.MW.170126.V.1



T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.