



## Horton Park Blyth

- Mid Terraced House
- Three Bedrooms
- Sought After Estate
- No Upper Chain
- Rear Garden Leading To Off Street Parking

**£ 135,000**



01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

# Horton Park

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE

UPVC entrance door.

#### CLOAKS/WC

Double glazed window, low level WC, hand basin and single radiator

#### LOUNGE 15'75 x 15'08 (4.72 x 4.57m) Maximum measurements include recess

Double glazed window to the front

#### KITCHEN/DINER 14'93 x 8'28 (4.50m x 2.48m)

Double glazed window to the rear and single radiator.

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap. Built in electric oven and gas hob, space for fridge/freezer and plumbed for washing machine

#### BEDROOM ONE 13'38 x 8'57 (4.04m x 2.57m)

Double glazed window to the front and single radiator

#### BEDROOM TWO 10'75 x 8'52 (3.22m x 2.57m)

Double glazed window to the rear and single radiator

#### BEDROOM THREE 9'28 x 6'23 (2.79m x 1.88m) Minimum measurements exclude recess.

Double glazed window to the front, single radiator and built in cupboard

#### BATHROOM

3 piece suite comprising: Panelled bath with over bath shower, low level WC, wash hand basin and single radiator. Double glazed window to the rear

#### EXTERNAL

Compact lawn area to the front.

#### REAR

Low maintenance garden laid mainly to lawn with patio area.

Off street parking to the rear for two vehicles

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property? No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc....): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

#### 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: C

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16 Branches across the North-East



The Property  
Ombudsman