



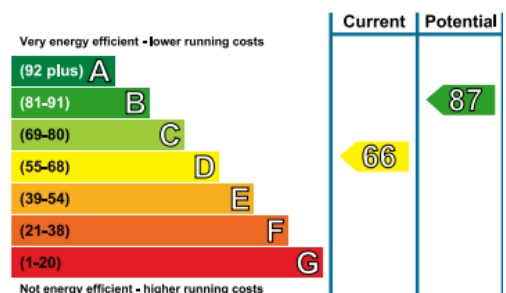
Hepple Court Blyth

- Ideal Investment / Starter or Family Home
- Three Bedroom Mid Terrace
- Two Reception Rooms
- Garage / View Now
- No Upper Chain

£ 55,000



Energy Efficiency Rating



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

**ROOK
MATTHEWS
SAYER**

www.rookmatthewssayer.co.uk
blyth@rookmatthewssayer.co.uk

Hepple Court

Blyth NE24 5EN

Situated on Hepple Court, Cowpen Farm Estate in Blyth. EPC: D. An ideal first time buy/ investment opportunity and briefly comprises: Entrance hall, lounge, dining room, kitchen and rear porch. Three bedrooms to the first floor and family bathroom. Externally to the front of the property is a garden mainly laid to lawn, to the rear an enclosed garden, part lawn, paved area, mature shrubs, walled / fenced boundaries with access to an attached garage. This is an ideal first time purchase, investment opportunity or family home and is offered with no onward chain - we strongly recommend an early inspection.

ENTRANCE HALL

Staircase to first floor, understairs cupboard, double radiator.

LOUNGE 12'01" x 11'04" (3.68m x 3.45m)

Window to front, telephone and television points, double radiator, double doors into kitchen.

DINING ROOM 10'05" x 10'04" (3.18m x 3.15m)

Window to rear, coving to ceiling, radiator, door to kitchen and door to rear porch.

KITCHEN 12'03" x 8'04" (3.73m x 2.54m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven and gas hob, space for automatic washing machine, part tiled walls, wall mounted combination boiler within cupboard, double radiator, window to rear.

REAR PORCH

Door to side.

FIRST FLOOR LANDING

Access to roof space, built in cupboard. Doors off to bedrooms 1-3.

BEDROOM ONE 12'07" x 12'02" Into Alcove (3.84m x 3.71m Into Alcove)

Single window to front, alcoves, television point, radiator.

BEDROOM TWO 12'06" x 11'11" Into Alcove (3.81m x 3.63m Into Alcove)

Window to rear, radiator.

BEDROOM THREE 7'10" x 6'0" (2.39m x 1.83m)

Single glazed window to front, radiator.

BATHROOM/W.C.

White suite comprising panelled bath, low level w.c., space for wash hand basin, part tiled walls, single glazed frosted window to rear x 2.

FRONT GARDEN

Open plan laid mainly to lawn.

REAR GARDEN

Lawned area, paved area, tree and shrub borders, fenced and walled boundaries.

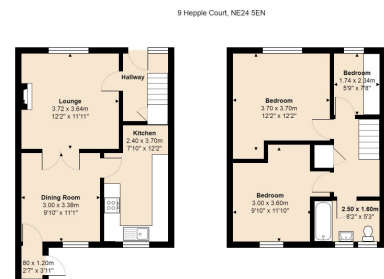
GARAGE

Attached garage to rear of property with up and over door.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

BL7614/RR/LK/2.10.17/v2



Total Area: 81.6 m² ... 878 ft²
All measurements are approximate and for display purposes only

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 guidance 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 buyers 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 relation to this property.

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.

R479 Ravensworth 01670 713330

17 Branches across the North-East



RICS

The mark of
property professionalism worldwide