



## Amberley Way Blyth

- Mid Link
- Two Bedrooms
- No Upper Chain
- Sought After Estate
- Garage
- Off Street Parking

Asking Price **£ 115,000**

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

ROOK  
MATTHEWS  
SAYER

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# Amberley Way Blyth

## PROPERTY DESCRIPTION

### ENTRANCE

Porch, double glazed door

### ENTRANCE HALLWAY

Single radiator

### LOUNGE/DINER 19'21 (5.84) X 11'92 (3.58) maximum measurements into recess and stairwell

Double glazed window to front, double radiator

### KITCHEN 11'93 (3.58) X 8'18 (2.46)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed doors to rear garden

### FIRST FLOOR LANDING

### BEDROOM ONE 11'04 (3.35) X 11'93 (3.58)

Double glazed window to front, single radiator

### BEDROOM TWO 11'96 (3.58) X 8'30 (2.52)

Double glazed window to rear, single radiator, built in cupboard

### BATHROOM/WC

3 piece coloured suite comprising; panelled bath, hand basin, low level WC, single radiator

### FRONT GARDEN

Low maintenance garden

### REAR GARDEN

Low maintenance garden

### GARAGE

To rear, single, off street parking

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Garage & off street 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.

### 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:** A

**EPC RATING:** TBC

BI00010945.AJ.DS.20/05/2024.V.1



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