



Blagdon Drive Blyth

A fantastic, Two bedroom semi detached house on this highly sought after estate. Rarely available to the market and for sale with no onward chain. Prime, cul-de-sac position with delightful gardens to the front and rear, front driveway with off street parking and Garage . The property briefly comprises : Entrance porch, lounge with open plan feature staircase, conservatory with French door opening to the rear garden, fitted kitchen and Dining area. Two double bedrooms to the first floor and family bathroom with W.C A real beauty, gorgeous family home! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£130,000 O.I.E.O

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LOUNGE 12'11 (3.69m) x 14'35 (4.37m) max. measurements into stairwell.

Double glazed window to front, double radiator, fire surround

DINING ROOM 9'75 (2.97m) x 8.26 (2.51m)

Patio doors into conservatory

KITCHEN 9'70 (2.95m) x 5'93 (1.80m)

Double glazed window to rear, fitted with a range of wall and base units with roll top work surfaces, tiled splashbacks, space for cooker and fridge.



CONSERVATORY 11'88 (3.62m) x 8'82 (2.68m)

Double glazed windows to rear and side, double glazed doors to rear garden, tiled floor

FIRST FLOOR LANDING

Double glazed window side, storage cupboard, loft access.

BEDROOM ONE 10'92 (3.32m) x 10'20 (3.10m) measurements including wardrobes

Double glazed window to front, fitted wardrobes, single radiator.

BEDROOM TWO 11'98 (3.65m) x 7'16 (2.18m) min. measurements excluding recess.

Double glazed window to rear, single radiator.

BATHROOM

Three piece suite comprising panelled bath, low level w.c, hand basin, double glazed window to rear, tiled walls, single radiator.

FRONT GARDEN

Low maintenance garden, driveway leading to attached garage.

REAR GARDEN

Mainly laid to lawn, fenced boundaries.

SIDE GARDEN

Patio area, door leading to garage.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1984

Ground Rent: £17.50 per 6 month.

COUNCIL TAX BAND: B

EPC RATING: TBC

BL00011012/AJ/ DS/16/04/2024.V.2





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 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. 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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