



Broadway Circle Blyth

This charming extended three bedroom semi situated on the highly sought after Broadway circle in Blyth is being sold with the benefit of no upper chain. Conveniently located for town centre amenities in one of Blyth's most sought after residential areas. The property would make a fantastic family home and briefly comprising: hallway, light and airy Lounge with bay window, extended dining room, kitchen, Utility room and downstairs W.C. To the first floor there a three good size bedrooms and large bathroom with corner bath and Shower. Garden to front with driveway to garage and a large garden to the rear perfect for those alfresco evenings - a superb family home oozing charm and character which must be viewed to appreciate!!!

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Asking Price **£200,000**

ROOK
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SAYER

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Broadway Circle

Blyth

PROPERTY DESCRIPTION

ENTRANCE

Porch

ENTRANCE HALLWAY

Single radiator

CLOAKS/WC

Low level WC, hand basin, double glazed window

LOUNGE 18'77 (5.66) X 15'70 (4.75) maximum measurements into bay and recess

Double glazed bay window to front, single radiator

DINING ROOM 19'89 (5.99) X 11'90 (3.58) maximum measurements into recess

Double glazed window to rear, single radiator

KITCHEN 13'90 (4.19) X 12'57 (3.78)

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, tiled splash backs, electric oven, electric hob, space for fridge/freezer, plumbed for washing machine, tiling to floor, storage cupboard

UTILITY ROOM 13'94 (4.19) X 5'44 (1.62) maximum measurements

Sink, tiled flooring

FIRST FLOOR LANDING

Double glazed window to front, loft access

BEDROOM ONE 16'41 (4.98) X 8'87 (2.64) maximum measurements into bay and recess

Double glazed window to front

BEDROOM TWO 13'92 (4.19) X 9'87 (2.95)

Double glazed window to rear, single radiator, fitted wardrobes

BEDROOM THREE 9'38 (2.82) X 7'66 (2.29)

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

BATHROOM/WC

4 piece suite comprising: Panelled corner bath, hand basin, shower cubicle, low level WC, double glazed window to rear, single radiator, storage cupboard

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Laid mainly to lawn, patio area, garden shed

GARAGE

Single



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

COUNCIL TAX BAND: C

EPC RATING: D

BL00011051.AJ.DS.13/05/2024.V.1





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.

16 Branches across the North-East

