



Ingleby Way Blyth

- Two Bedroom House
- Sought After South Beach Estate
- Good Size Rear Garden
- Two Off Street Parking Spaces
- Freehold

£ 130,000



01670 352900
21-23 Waterloo Road, Blyth NE24 1BW

ROOK
MATTHEWS
SAYER

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

Ingleby Way

NE24 3PD

ENTRANCE

UPVC door

LOUNGE 13'22 x 12'92 (4.01m x 3.89m)

Double glazed window and doors to the rear. Single radiator and built in storage cupboard

KITCHEN 16'45 x 6'44 (4.98m x 1.93m)

Fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces. Stainless steel sink with mixer tap, built in oven and gas hob. Space for fridge freezer and plumbed for washing machine. Double glazed window to the front and radiator

LOFT

Partially boarded

BATHROOM

Three piece suite comprising: Panelled bath with over shower, low level WC and wash hand basin. Single radiator, tiling to walls and floor and double glazed window to rear

BEDROOM ONE 10'80 x 9'52 Minimum (3.25m x 2.87m)

Double glazed window to front, radiator and built in cupboard

BEDROOM TWO 11'24 x 7'77 (3.40m x 2.31m)

Double glazed window and single radiator

FRONT

Driveway with two off street parking spaces

REAR

North West facing low maintenance garden laid mainly to lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Two parking bays at the front of the property

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: B

EPC Rating C

BL00010655.AJ .DS.07/05/2024. 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.

16 Branches across the North-East

