



Thropton Court Blyth

An ideal purchase for a first time buyer or investor, this gorgeous extended mid link property is a must view. The property is situated on the popular Thropton Court, Cowpen Farm Estate in Blyth. It is also complimented by its close proximity to the town centre and local amenities. Briefly comprising; Entrance hallway with stairs to first floor, lounge through diner, kitchen, and an extension to the rear which is currently set up as a further Lounge. To the first floor three good size bedrooms and a family bathroom WC. Externally to the front of the property is a garden mainly laid to lawn and to the rear a low maintenance garden mainly paved. The Garage has been changed to a utility area with the benefit of a double drive to the rear. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking price **£120,000**

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Thropton Court

Blyth

PROPERTY DESCRIPTION

ENTRANCE HALL

Double glazed entrance door. Staircase to first floor, under stairs cupboard, telephone point, dado rail, double radiator

LOUNGE/DINING ROOM 22' 06" (6.86m) X 12' 03" (3.73m) Narrowing to 10' 01" (3.07m)

Double glazed windows to front and rear, living flame effect gas fire with wood effect surround, marble inset and hearth, television point, one single and one double radiator. Door to rear lobby, double glazed door to rear



BREAKFAST KITCHEN 12' 04" (3.76m) X 8' 01" (2.46m)

Fitted with a range of wall and base units, work surfaces, electric oven and ceramic hob, part tiled walls. Space for automatic washing machine, integral fridge. Double glazed window to rear. Space for dishwasher. Double glazed patio doors leading to:

EXTENSION 17'52 (5.31) X 8'40 (2.54)

Two velux windows, radiator, door leading to:

UTILITY ROOM 18' (5.49) X 9'25 (2.81)

FIRST FLOOR LANDING

Access to part boarded roof space, airing cupboard

BEDROOM ONE 10'71 (3.22) X 10'43 (3.15) minimum measurements excluding recess

Double glazed window to front, telephone point, radiator

BEDROOM TWO 10' 01" (3.07m) X 12' 0" (3.66m)

Double glazed window to rear, radiator

BEDROOM THREE 7'81 (2.33) X 7'28 (2.18)

Double glazed window to front, radiator

BATHROOM/W.C.

White three piece suite comprising panelled bath with electric shower over, wash hand basin set in vanity unit, low level WC, part tiled walls, heated towel rail, double glazed frosted window to rear x 2

FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Low maintenance, brick outhouse with light and power points, planted borders, gated access to rear. Fenced, wrought iron and walled boundaries



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL modem

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is known to be on a coalfield and 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.

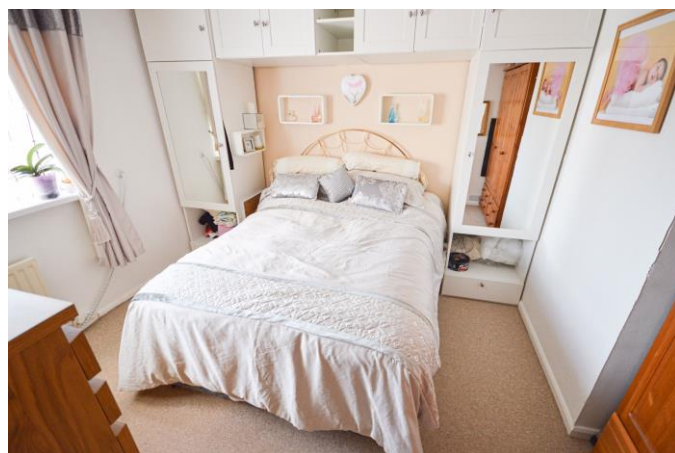
TENURE

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: D

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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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