



Amble Close Blyth

This show home standard freehold family semi detached home, really must be viewed to appreciate the size and standard of accommodation on offer. Pleasantly positioned within Amble Close a sought after street on Newsham Farm Estate, this lovely family home briefly comprises: Entrance porch, light airy hallway, light and airy lounge, Stunning kitchen and family room diner with doors to the rear garden. Three generous bedrooms to the first floor and gorgeous family bathroom room with W.C and under floor heating. Gardens to the front and rear perfect for those alfresco evenings, Garage and off street parking. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£170,000**

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PROPERTY DESCRIPTION

ENTRANCE

UVPC entrance door, porch

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard

LOUNGE 13'95 (4.19) X 11'60 (3.51) maximum measurements into recess

Double glazed window to front, single radiator, fire surround with electric fire inset and hearth

DINING ROOM 18'05 (5.49) X 10'72 (3.22)

Double glazed window to rear, two single radiators, double glazed French doors to rear garden

KITCHEN 13'71 (4.15) X 7'92 (2.36)

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, double electric oven, gas hob, integrated fridge/freezer and dish washer, plumbed for washing machine, double glazed door leading to rear garden



BEDROOM ONE 11'91 (3.58) X 8'03 (2.44) minimum measurements excluding recess and wardrobe

Double glazed window to front, single radiator, fitted wardrobes and drawers

BEDROOM TWO 10'56 (3.18) X 9' (2.74) minimum measurements excluding recess

Double glazed window to rear, single radiator, built in cupboard housing combi boiler. Access to loft – partially boarded

BEDROOM THREE 8'74 (2.62) X 7'60 (2.29) maximum measurements into recess

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



BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, under floor heating

FRONT GARDEN

Low maintenance garden, off street parking

REAR GARDEN

Laid mainly to lawn, low maintenance garden, southerly facing

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains



Heating: Gas
Broadband: Fibre (premises)
Mobile Signal Coverage Blackspot: No
Parking: 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

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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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