



Larch Grove Blyth

- Mid Terrace
- Two Bedrooms
- Two off Street Parking Space
- Downstairs WC
- Leasehold (will be Freehold)

£ 140,000



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Larch Grove

Blyth NE24 3XU

This stunning two bedroom house situated on the highly sought after Larch Grove, South Beach will make a gorgeous home. Briefly comprising: Entrance porch, ground floor cloaks/W.C, spacious lounge and breakfasting kitchen. Two bedrooms to the first floor and recently refitted family bathroom. Externally the property has lawned area to the front and double length driveway providing off street parking and charming garden to the rear. This property is currently Leasehold, the vendor is in the process of buying the Freehold and will be finished on completion. Extremely well presented, close to local schools. Interest in this property will be high call 01670 352900 or email Blyth@rmstateagents.co.uk to arrange your viewing.

ENTRANCE

Double glazed entrance door to porch, laminate floor.

GROUND FLOOR CLOAKS/W.C.

Low level W.C, corner pedestal wash hand basin, double glazed window to front, laminate floor.

LOUNGE 13' 0" (3.96m) X 13' 0" (3.96m)

Double glazed window to front, staircase to first floor and downstairs area.

KITCHEN 13' 0" (3.96m) X 8' 0" (2.44m)

Fitted with a range of wall and base units, tiled splashback, 1.5 bowl stainless steel sink unit, integral electric oven and gas hob, extractor hood, wall mounted boiler, space for fridge/freezer and washing machine.

BEDROOM ONE 10' 0" (3.05m) X 11' 0" (3.35m)

Double glazed window to front, single radiator, double wardrobe.

BEDROOM TWO 6' 10" (2.08m) X 9' 0" (2.74m) to wardrobe

Double glazed window to rear, fitted wardrobes and drawers.

BATHROOM/W.C.

Low level W.C, pedestal wash hand basin, panelled bath with mains shower over, extractor fan, radiator, tiled splashback.

FRONT GARDEN

Lawned and gravelled area, parking bays x 2.

REAR GARDEN

Patio, raised flower beds, fenced boundaries and gated access to rear

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: TWP PARKING SPACES

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 – Vendor in process of buying freehold.

COUNCIL TAX BAND: A

EPC RATING: C

BL10916 .AJ .GH .7/2/24 .V.V1



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