



Mayfield Close Blyth

Located on the fabulous North Farm Development, this gorgeous four bedroom family detached house is presented to the highest standard throughout. The property briefly comprises: Impressive entrance hallway, stunning dining kitchen with integrated appliances, French doors opening out to enjoy summer days, cloaks/WC. Stylish lounge with bay window. There are four good size bedrooms to the first floor, the master bedroom with contemporary En-suite shower room and beautiful family bathroom. The property also boasts a garage and off street parking to the rear. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Offered for sale with a 50% shared ownership/leasehold at £147,500 plus monthly rent of £402.34. This property is currently under shared ownership with 50 % ownership by the seller.

Asking Price **£147,500**

ROOK
MATTHEWS
SAYER

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

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



Mayfield Close

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

CLOAKS/WC

Low level WC, hand basin, single radiator



LOUNGE 19'00 (5.79) X 13'76 (4.15) maximum measurements into recess

Double glazed window to front, electric fire

KITCHEN 20'80 (6.30) X 10'74 (3.22) minimum measurements

Double glazed window to side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob, integrated fridge/freezer and dish washer, spotlights, double glazed patio doors leading to rear garden

FIRST FLOOR LANDING

Loft access



BEDROOM ONE 12'27 (3.71) X 10'6 (3.20) minimum measurements excluding recess

Double glazed to front, single radiator

EN-SUITE

Low level WC, hand basin, shower cubicle, part tiling to walls, heated towel rail

BEDROOM TWO 11'94 (3.58) x 7'36 (2.21) minimum measurements excluding recess

Double glazed window to front, single radiator

BEDROOM THREE 11'96 (3.58) X 8'35 (2.52)

Double glazed window to rear, single radiator

BEDROOM FOUR 8'74 (2.62) X 10'58 (3.18) maximum measurements into recess

Double glazed window, single radiator, built in cupboard



BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, heated towel rail, part tiling to walls

FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Laid mainly to lawn

GARAGE

To the rear, single

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre (premises)
Mobile Signal Coverage Blackspot: No
Parking: Garage and 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.

ACCESSIBILITY

Step free access at front door

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 28/06/1919

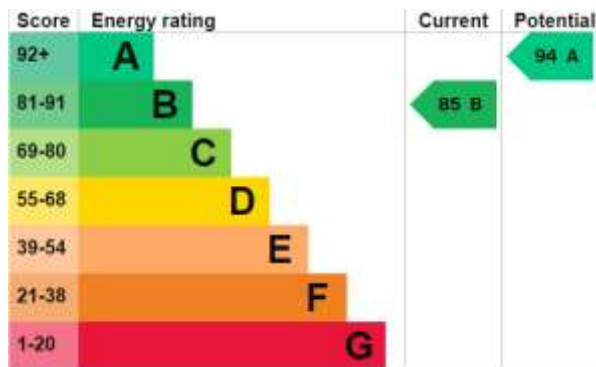
SHARED OWNERSHIP:

Percentage owned: 50%
Rent: Service charge & building insurance payable: £467.29 per month

COUNCIL TAX BAND: D

EPC RATING: B

BL00011061.AJ.DS.05/06/2024.V.4





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

