



Primrose Gardens Blyth

This immaculate and beautifully presented semi detached family home, located on the sought after Primrose Gardens, Portland Wynd will make a gorgeous family home. The property briefly comprises: Spacious lounge, downstairs cloaks/WC, stunning dining kitchen with integrated appliances and French doors to the rear garden. Contemporary bathroom suite and three spacious bedrooms to the first floor. Private and enclosed rear garden, driveway and front garden. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£180,000**

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Primrose Gardens

Blyth

PROPERTY DESCRIPTION

ENTRANCE

Double glazed entrance door

Entrance Hallway

Radiator, turned staircase to the first floor

Lounge 14'5 x 11'6 (4.39m x 3.51m) maximum measurements

A lovely, light and spacious room, beautifully presented, double glazed Georgian Bar window, radiator



Dining Kitchen 14'10 x 12'8 (4.52m x 3.86m) "L" shaped dining kitchen with additional recessed area

A gorgeous range of cream, modern base, wall and drawer units, coordinating worktops, integrated electric oven, gas hob and stainless steel cooker hood, integrated fridge and freezer, one and a half bowl sink unit with mixer taps, wood effect vinyl flooring, double glazed French doors to the rear garden, double glazed window

Downstairs Cloaks/WC

Low level WC with push button cistern, pedestal washbasin with mixer taps, tiled splashbacks, wood effect flooring

First Floor Landing Area

Loft access, airing cupboard containing combination boiler



Bedroom One (Front) 14'10 x 10'1 (4.52m x 3.07m) maximum measurements

Excellent sized master bedroom, radiator, contemporary mirrored robes

Bedroom Two (Rear) 10'8 x 7'7 (3.25m x 2.31m)

Radiator, double glazed window

Bedroom Three (Rear) 9'0 x 6'11 (2.74m x 2.11m)

Radiator, double glazed window

Bathroom

An excellent sized, contemporary bathroom suite, comprising of, bath with hot and cold mixer taps, shower off, half pedestal washbasin with mixer taps, low level WC with push button cistern, wood effect flooring, tiled bath and shower area, spotlights to ceiling, extractor fan, radiator



Externally

Enclosed rear garden with lawned area and patio, driveway to the front, gated access to the rear garden

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 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: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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