



Wellesley Drive Blyth

This Stunning detached house on this highly sought after street within South Shore, will make a gorgeous family home close to the Beach, Ridley Park and within the catchment area for popular local schools, this is a fabulous opportunity to purchase your forever family home. Stylish and superbly presented throughout and briefly comprising: hallway, spacious lounge, fantastic kitchen/diner with doors to the rear garden, downstairs WC and utility area. There are four good sized bedrooms to the first floor, the master bedroom boasts an En-suite and the family bathroom with WC. The property also has stunning gardens to the front, with off street parking, garage and rear garden perfect for those alfresco evenings. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£250,000**

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Wellesley Drive

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing

CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

LOUNGE 15'85 (4.78) X 10'87 (3.25)

Double glazed window to front, single radiator

KITCHEN/DINER 18'17 (5.51) X 10'14 (3.07)

Double glazed window to rear, double 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, built in electric oven, gas hob, spotlights, large walk in cupboard, double glazed door to rear garden

UTILITY ROOM 6'98 (2.06) X 5'49 (1.62)

Double glazed window to rear, fitted base units/work surfaces, plumbed for washing machine

FIRST FLOOR LANDING

Built in storage cupboard, loft – partially boarded



BEDROOM ONE 10'75 (3.22) X 10'38 (3.12) minimum measurements excluding recess

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

EN-SUITE

Double glazed window to side, low level WC, hand basin, single radiator, shower cubicle, part tiling to walls

BEDROOM TWO 12'26 (3.71) X 9'42 (2.84)

Double glazed window to front, single radiator

BEDROOM THREE 9'60 (2.90) X 9'37 (2.82)

Double glazed window to rear, single radiator

BEDROOM FOUR 9'65 (2.90) X 7'19 (2.16)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to rear, single radiator

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Laid mainly to lawn, patio area, outside tap

GARAGE

Single, electric sockets



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre (cabinet)
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway
Maintenance Charge:

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	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.

16 Branches across the North-East

