



## Cypress Gardens Blyth

Stunning Three Bedroom Semi Detached home located on Cypress Gardens in Blyth. Conveniently located for town centre amenities in one of Blyth's most sought after residential areas. This family home has been refurbished throughout with modern fixtures and fittings and early viewing really is a must to secure. Briefly comprising; Porch, hallway, lounge with bay window, dining room and extended Kitchen/Diner. To the first floor are three good size bedrooms and family bathroom with WC. The property boast a fantastic rear garden perfect for those alfresco evenings. A truly superb family home which must be viewed to appreciate the size and standard of accommodation on offer. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing

Asking Price **£210,000**

ROOK  
MATTHEWS  
SAYER

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# Cypress Gardens

## Blyth

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard

### LOUNGE 17'01 (5.18) X 12.24 (3.71) maximum measurements into recess

Double glazed bay window to front, fire surround with gas fire inset and hearth



### DINING ROOM 13'63 (4.12) X 11'08 (3.35) minimum measurements excluding recess

Double glazed window to rear, single radiator, cast iron fire surround with gas fire

### KITCHEN/DINING ROOM 27'15 (8.26) X 9'50 (2.87) maximum measurements into recess

Double glazed window to rear, 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, tiled splash backs, electric oven, gas hob, , space for fridge/freezer, plumbed for washing machine, spotlights, storage cupboard



### FIRST FLOOR LANDING

Double glazed window to side

### LOFT

Partially boarded

### BEDROOM ONE 13'84 (4.17) X 11'13 (3.38) maximum measurements into recess

Double glazed window to front, single radiator

### BEDROOM TWO 13'77 (4.15) X 9'89 (2.95) minimum measurements excluding recess

Double glazed window to rear, single radiator

### BEDROOM THREE 9'69 (2.90) X 7'30 (2.21)

Double glazed window to front, single radiator



### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to side, double radiator

### REAR GARDEN

Mainly laid to lawn, decking area, garden shed with electrics

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: On street

**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: C**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 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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