



Otterburn Grove

Blyth

Gorgeous Three Bedroom Semi on the highly sought after Otterburn Grove, Newsham Farm Estate in Blyth. Situated in a Cul-de-sac, close to schools, amenities and road/transport links. This spacious family home briefly comprises: Entrance hall, lounge/dining room, kitchen, and utility. Three bedrooms to the first floor and beautiful family bathroom. Externally the property has a low maintenance garden to front, driveway providing off street parking and garage, to the rear you have a simply stunning rear garden perfect for those alfresco evenings. Double glazing and gas central heating, Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing!!

Asking Price £160,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard

LOUNGE/DINER

22'89 (6.91) X 12'30 (3.73) maximum measurements into recess
Double glazed window to front, double radiator, door to rear garden



KITCHEN

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 fan assisted double oven, electric hob, plumbed for washing machine

UTILITY ROOM 7'62 (2.29) X 6'22 (1.88)

Double glazed window to rear, double radiator, doors to rear garden

FIRST FLOOR LANDING

Double glazed window to side, loft access, partially boarded

BEDROOM ONE 10'74 (3.22) X 9'64 (2.90) minimum measurements excluding recess

Double window to front, single radiator, fitted wardrobes



BEDROOM TWO 9'93 (2.97) X 9'62 (2.90) minimum measurements excluding recess

BEDROOM THREE 8'59 (2.57) X 7'63 (2.29)

Double glazed window to front, single radiator, fitted wardrobes

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin in vanity unit, low level WC, spotlights, double glazed window to rear, heated towel rail

FROTN GARDEN

Low maintenance garden, driveway leading to garage

REAR GARDEN

Laid mainly to lawn, patio area, flower beds, bushes and shrubs

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

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.

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: D

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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.

16 Branches across the North-East

