



## Thirwall Way Blyth

Set over three floors, this deceptively spacious family home is ready to view now. Built as the showroom for the estate the property has a generous plot and good room sizes throughout. Well located for access to the nearby high school the property has good access to road and transport links and comprises briefly; entrance hallway with porcelain tiling, lounge, open plan kitchen dining room with French doors to the rear garden, utility room, downstairs WC, stairs to the first-floor landing, three bedrooms, with En-suite to bedroom one and family bathroom, stairs to the second-floor landing, bedroom with a second En-suite. Externally there is an enclosed garden to the rear and a detached garage with driveway for off street parking. Viewings are strongly advised to appreciate the size of accommodation on offer.

Asking price **£270,000**

ROOK  
MATTHEWS  
SAYER

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# Thirwall Way Blyth



## ENTRANCE

Door

## ENTRANCE HALLWAY

Stairs to first floor landing, double radiator, tiled flooring, storage cupboard

## CLOAKS/WC

Low level WC, wash hand basin, tiled floor, part tiling to walls, spot lights



## LOUNGE 13' (3.96) X 12'02 (3.66)

Double glazed window to front, radiator, television point, coving to ceiling

## KITCHEN/DINING ROOM 10' (3.05) X 18'01 (5.49)

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, built in electric fan assisted oven, gas hob, integrated fridge/freezer and dish washer, tiled flooring, spot lights, double glazed patio doors to rear,

## UTILITY

Work surface, plumbed for washing machine, tiled flooring, combi boiler, door to side



## FIRST FLOOR LANDING

Double glazed window, built in storage cupboard

## BEDROOM ONE (2<sup>ND</sup> FLOOR) 13'08 (3.96) PLUS BAY X 11'05 (3.35)

Double glazed window to rear, double radiator, built in cupboard, loft access, skylight

## EN-SUITE

Skylight, low level WC, pedestal wash hand basin, mains shower cubicle, extractor fan, part tiling to walls, heated towel rail, laminate flooring

## BEDROOM TWO 1<sup>ST</sup> FLOOR 10'07 (3.05) X 12'01 (3.66) INCLUDING RECESS

Double glazed window to front, radiator, sliding fitted wardrobes,

## EN-SUITE

Electric shower cubicle, low level WC, pedestal wash hand basin, part tiling to walls, laminate flooring, extractor fan



## BEDROOM THREE 9'09 (2.74) X 9'07 (2.74)

Double glazed window to rear, single radiator

## BEDROOM FOUR 9'09 (2.74) X 8'04 (2.44)

Double glazed window to rear, single radiator

## BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin, low level WC, spot lights, double glazed window, heated towel rail, part tiling to walls, laminate flooring, extractor fan

## REAR GARDEN

Laid mainly to lawn, bushes and shrubs, patio area

**SIDE GARDEN**

Large corner plot, laid mainly to lawn, bushes and shrubs

**GARAGE**

Double, attached, up & over door, power and lighting

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage in a separate block & a 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: D**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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.

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