



## Kings Gardens Blyth

This Gorgeous Three bedroom semi detached property, located on the highly sought after Kings Gardens in Blyth, will make a gorgeous family home. The property briefly comprises: Hallway, Light and airy Lounge and stunning breakfasting kitchen with a utility area, three bedrooms and modern family bathroom. Externally there are front and rear gardens and a shared driveway providing off street parking. 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 **£115,000**

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Kings Gardens

## Blyth

### ENTRANCE PORCH

Double glazed entrance door, windows to front and sides, laminate flooring

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator

### LOUNGE 13'3" x 14'4 (4.04m x 4.37m)

Double glazed window to front, alcoves x 2, television point, coving to ceiling, double radiator



### BREAKFAST KITCHEN 8'3" x 14'3" (2.52m x 4.34m)

Fitted with a range of base units, solid wood work surfaces, ceramic sink, built in electric oven and hob, extractor hood, breakfast bar, tiled splashback, radiator, double glazed window to side and rear x 2, double glazed door to rear. Concealed utility area with plumbing for automatic washing machine

### FIRST FLOOR LANDING

Double glazed window to side, access to roof space

### BEDROOM ONE 9'9" x 12'8" (2.97m x 3.86m)

Double glazed window to front, fitted wardrobes, coving to ceiling, radiator

### BEDROOM TWO 9'4" x 10'6" (2.84m x 3.20m)

Double glazed window to rear, double radiator

### BEDROOM THREE 6'6" x 7'8" (1.98m x 2.33m)

Double glazed window to front, radiator



### BATHROOM/W.C

White three piece suite comprising P shaped panelled bath, thermostatic shower, pedestal wash hand basin, low level WC, part tiled walls, laminate flooring, heated towel rail, double glazed frosted window to side

### FRONT GARDEN

Mainly paved, shared driveway

### REAR GARDEN

Lawned area, patio, decked area with seating, shed



### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Gas  
 Broadband: Fibre (premises)  
 Mobile Signal Coverage Blackspot: No  
 Parking: Driveway & 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: A**

**EPC RATING: D**

BL00011210.AJ.DS.20/08/2024.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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**

