



Sandpiper Close Blyth

Stunning, extended semi detached family home on the ever popular South Beach Estate, Blyth. Close to local schools, shops and beach. The property has been tastefully refurbished by the current owners to a beautiful standard and briefly comprises: Entrance porch, light airy lounge through dining room and fitted kitchen with some integrated appliances. Three bedrooms to the first floor and refitted family bathroom. Externally there are gardens to the front and rear and driveway providing off street parking and garage. Benefitting from gas central heating and double glazing also. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£180,000**

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

ROOK
MATTHEWS
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www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



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ENTRANCE

Porch, double glazed windows to front & sides

LOUNGE 14'63 (4.42) X 14'32 (4.34) maximum measurements into stair well & recess

Double glazed window to front, single radiator

DINING ROOM 14'65 (4.42) X 9'95 (2.97)

Single radiator, storage cupboard



KITCHEN 11'05 (3.35) X 8'92 (2.67)

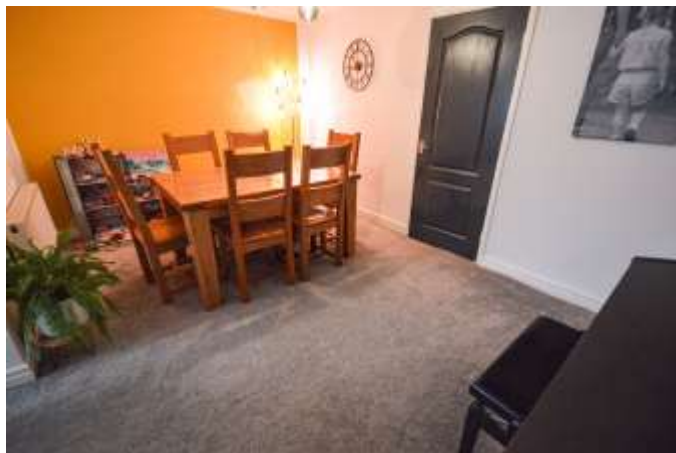
Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, gas oven, gas hob, space for fridge/freezer, integrated dishwasher, double glazed door to side

LOFT

Pull down ladders, boarded

BEDROOM ONE 13'62 (4.12) X 8'47 (2.54) measurements excluding wardrobes

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



BEDROOM TWO 9'.25 (2.79) X 8'18 (2.46)

Double glazed window to rear, single radiator

BEDROOM THREE 10'63 (3.20) X 5'98 (1.75)

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, spot lights, double glazed window to rear, heated towel rail, part tiling to walls

FRONT GARDEN

Low maintenance garden, off street parking

REAR GARDEN

Laid mainly to lawn



GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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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