



## Appledore Road Blyth

- Semi Detached House
- Two Bedrooms
- Sun Room
- No Chain
- Off Street Parking

**£ 120,000**



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)

# Appledore Road

## Blyth

Fantastic Two Bedroom Semi situated on the highly sought after South Beach estate. The Property is on Appledore Road in Blyth and is being sold with the benefit of no upper chain. This charming house briefly comprises: Entrance porch, lounge /Diner, Kitchen and rear sun room. To The first floor you have two double bedrooms and a Bathroom with WC. With gardens to front, Westerly Facing rear garden and Off Street Parking Space. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Tiled flooring

### CLOAKS/WC

Low level WCV, pedestal wash hand basin, double glazed window to rear

### LOUNGE 17'33 (5.26) X 12'87 (3.86) maximum measurements into recess

Double glazed window to front, double radiator

### KITCHEN 12'92 (3.89) X 9'06 (2.74)

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 with drainer and mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, door to lean to

### SUN ROOM 11'04 (3.35) X 6'55 (1.96)

### BEDROOM ONE 12'94 (3.89) X 9'52 (2.87)

Double glazed window to front, single radiator

### BEDROOM TWO 12'93 (3.89) X 9'04 (2.74)

Double glazed window to rear, single radiator, built in cupboard

### SHOWER ROOM

3 piece suite comprising: Shower cubicle, low level WC, pedestal wash hand basin, double radiator, double glazed window to side

### FRONT GARDEN

Low maintenance garden, bushes and shrubs

### REAR GARDEN

Laid mainly to lawn, bushes and shrubs, patio area

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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: A

EPC RATING: TBC

BL00010649.AJ.DS.03/09/2024.V.1



**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

