



## Burnham Close Blyth

Boasting a fabulous plot size and extension, this beautiful four bedroom family semi, located within this popular cul-de-sac on South Beach Estate. Within the catchment area for Bede Academy, close to the Beach and local amenities, this family home will be incredibly popular. The property briefly comprises: Entrance hallway, light and airy lounge extended dining room with French doors out to the beautiful rear garden, extended kitchen with central breakfast bar, sitting area and an ample range of fitted units, door to garden and access to the garage. Four excellent sized bedrooms to the first floor, En-suite shower room to the master bedroom. Family bathroom, generous loft for storage purposes. The garden to the rear is one of the main selling points of this gorgeous home, mainly low maintenance, Driveway with off street parking and integral garage to the front. The property also benefits the environment with solar panels, (further details on request) 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 £235,000**

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# Burnham Close

## NE24 3UB

### PROPERTY DESCRIPTION

#### Entrance

UPVC Entrance Door

#### Entrance Hallway

Stairs to first floor landing

#### Lounge: 11'8 x 13'2 (3.43 x 4.01m)

Double glazing to front



#### Dining Room: 19'9 x 9'3 (6.02 x 2.82m)

Double glazing to doors to rear, radiator

#### Kitchen: 14'5 x 16'4 (4.39 x 4.98m)

Double glazing to rear, radiator. Range of wall, floor and drawer units with work surfaces and centre island. Sink unit with mixer tap. Induction hob with electric oven. Space for American style fridge freezer and washing machine

#### Loft Boarded

#### Bedroom One: 8'8 x 15'1 (2.64 x 4.59m) max measurements into recess

Double glazing to front, single radiator

#### En Suite

Double glazing to front, low level WC. Wash hand basin and shower cubicle



#### Bedroom Two: 13'0 x 8'2 (3.96 x 2.48m)

Double glazing to front, single radiator

#### Bedroom Three: 9'2 x 9'1 (2.79 x 2.77m)

Double glazing to rear, single radiator and built in cupboard

#### Bedroom Four: 8'2 x 9.1 (2.48 x 2.77m) max measurements into recess

Double glazing to rear, single radiator, fitted wardrobes and built in cupboard. Bathroom 3 piece suite comprising: Low level WC, wash hand basin and bath



#### Front Garden

Low maintenance garden with off street parking and access to garage

#### Rear Garden

Laid mainly to lawn, low maintenance garden and patio area.

#### Garage

Single

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Solar Panels: Yes – Length of term to be confirmed by Solicitor

## 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.

## RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

## RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

## 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: B

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**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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