



Gosport Way Blyth

Charming Semi-Detached Bungalow on Gosport Way, South Beach: Discover the ease and comfort of this lovely semi-detached bungalow, ideally situated on the tranquil Gosport Way, within the sought-after South Beach Estate. This peaceful cul-de-sac offers a serene environment with quick access to picturesque parks and convenient bus routes. This property, set on a generously sized plot and with no onward chain, has been meticulously modernised to ensure comfort. It boasts new windows, a new gas combi boiler, and new efficient radiators. Step inside to find a welcoming hallway leading to a spacious lounge, perfect for relaxing or hosting guests. The contemporary kitchen is newly refitted, ready for your culinary needs. The bungalow includes two comfortable bedrooms and a sun room, ideal for enjoying a bright summer evening. The modern shower room has been updated to provide a stylish and accessible washing space. The loft space is currently partially boarded, well-lit, extensively appointed, and has potential to be converted into a large extra space. Outside, the property features an attractive frontage, a private driveway with ample off-street parking, and a detached garage with power. Enjoy modern comforts with features such as colour lighting, soft switches, Ethernet connections in all habitable rooms, and remote temperature control. The property is wired for OpenReach FTTP and within Virgin Media's (Nexfibre) service area. For your entertainment, there are TV points in every room and satellite sockets in the lounge. This beautifully updated bungalow on Gosport Way offers a blend of modern convenience and relaxed living.

It's ready for you to enjoy. Interest in this property will be high, call 01670 352900 or email Blyth@rmsestateagents.co.uk

£190,000

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ENTRANCE

UVPC entrance door

ENTRANCE HALLWAY

1 x radiator

LOUNGE 16'33 (4.95) X 12'04 (3.66)

Double glazed, 1 x double radiator



KITCHEN 10'98 (3.28) X 7'20 (2.18)

Double glazed window to side, range of wall, floor and drawer units with co-ordinating work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, integrated fridge/freezer and dish washer, plumbed for washing machine, tiling to floor

SUN ROOM 8'32 (2.52) x 7'91 (2.36)

Double glazed door and wall to ceiling windows

LOFT

Partially boarded

BEDROOM ONE 15'33 (4.65) X 9'06 (2.74) maximum measurements into recess

Double glazed doors leading to sun room, 1 x double radiator



BEDROOM TWO 10'20 (3.10) X 8'26 (2.48)

Double glazed window to rear, 1 x double radiator, fitted wardrobes

SHOWER ROOM

Shower cubicle, low level WC, double glazed window to side, heated towel rail, tiling to walls, tiled flooring

FRONT GARDEN

Low maintenance garden, off street parking up to three vehicles

REAR GARDEN

Low maintenance garden

GARAGE

Detached single, with power



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to 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

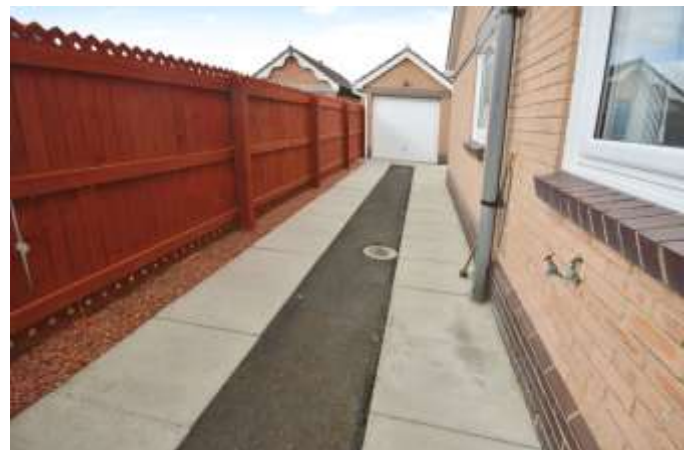
COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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.

16 Branches across the North-East

