



## Lighthouse Grove Blyth

- End Terraced House
- Two Bedrooms/ Downstairs W.c
- Beautifully Presented
- Close To Ridley Park & Beach
- Parking for Two Vehicles

**£ 113,350**



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# Lighthouse Grove

## Blyth

This gorgeous two bedroom end terrace property is close to Ridley park and the Beach . The property is presented beautifully and briefly comprises : Entrance hallway, downstairs cloaks/w.c, stylish and spacious lounge, contemporary dining kitchen with integrated appliances and French doors to the rear garden. Two bedrooms to the first floor, the master bedroom with storage and fitted wardrobes . Stunning bathroom suite with shower. The property also boasts a rear garden with shed, cul-de-sac position and parking for two cars. Environmentally friendly owned solar panels.

This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. (We are waiting for final confirmation of this). The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 01670 352900 for more information or visit:

<http://www.northumberland.gov.uk/Housing/Affordable.aspx#affordablehousing>

### ENTRANCE

UPVC Entrance door.

### ENTRANCE HALLWAY

### CLOAKS W.C

Low level w.c, hand basin, double glazed window, radiator.

**LOUNGE 12'94 (3.94m) x 9'73 (2.96m)** min. measurements excluding recess.  
Double glazed window to front, bespoke shutters to windows, radiator

### KITCHEN/ DINER 14'45 (4.40m) x 9'19 (2.80m)

Fitted with a range of wall, floor and drawer units with roll top work surfaces, stainless steel sink unit with mixer taps, electric fan assisted oven with gas hob, integrated fridge freezer, plumbed for washing machine and dishwasher, double glazed window to rear, UPVC double glazed doors to rear garden.

### BEDROOM ONE 12'39 ( 3.77m) x 10'96 (3.34m)

Double glazed window to rear, bespoke shutters to windows, fitted wardrobes, built in cupboard, radiator.

### BEDROOM TWO 11'50 (3.50m) x 6'62 (2.01m)

Double glazed window to front, bespoke shutters to windows, radiator

### BATHROOM

White three piece suite comprising panelled bath with shower over, wash hand basin, low level w.c, part tiling to walls, double glazed window to front, radiator.

### REAR GARDEN

Laid mainly to lawn, fenced boundaries, low maintenance, garden shed

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking:

### 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.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 July 2013

Ground Rent: £0.00

Service Charge: £0.00

Any Other Charges/Obligations: £150 per annum ground rent

**COUNCIL TAX BAND: A**

**EPC RATING: B**



**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

 The Property Ombudsman