



## Queens Gardens Blyth

- Semi Detached House
- Three Bedrooms
- No Upper Chain
- Popular Location
- Front & Rear Gardens

**£ 109,950**



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# Queens Gardens

## Blyth

Three bedroom semi-detached on Queens Gardens, Blyth. Located close to Blyth town centre and transport links. Briefly comprising: Entrance Hall, lounge, kitchen/diner. To the first floor three bedrooms and family bathroom. No upper chain. Front and rear garden, driveway. To arrange your viewing contact the Blyth branch on 01670 352900 or [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

### ENTRANCE HALL

UPVC double glazed door, radiator, stairs to first floor.

### LOUNGE 13'3 (4.05m) x 14'7 (4.48m)

Double glazed window to front, alcoves, feature Louis fireplace with gas fire, cupboard into alcove housing meters, door to kitchen.

### KITCHEN 16'6 (5.05m) x 6'8 (2.07m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units, one and half bowl sink drainer unit with mixer taps, electric cooker point, tiled splashbacks, double glazed door to side.

### STAIRS TO FIRST FLOOR

### BEDROOM ONE (front) 11'9 (3.62m) x 9'8 (2.98m)

Double glazed window to front, radiator.

### BEDROOM TWO (rear) 9'1 (2.77m) x 9'7 (2.95m)

Double glazed window, radiator.

### BEDROOM THREE (front) 8'2 (2.49m) x 6'4 (1.95m)

Double glazed window, radiator.

### BATHROOM

White suite comprising panelled bath, low level w.c, pedestal wash hand basin, part tiled walls, double glazed frosted window to rear.

### FRONT GARDEN

Fenced boundaries, mainly laid to lawn.

### REAR GARDEN

Fenced boundaries, patio area, laid to lawn, decking area.

### DRIVEWAY

Shared driveway to side

### 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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.

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