



Amberley Way Blyth

This Extended Three Bedroom Semi Detached house, positioned favourably with a pedestrianized frontage, is being sold with the benefit of no upper chain .The property will make a fabulous family home and briefly comprises: porch , Lounge with dual aspect windows , dining area and family breakfasting kitchen To the first floor you have Three Bedrooms and modern shower room . Gorgeous Enclosed rear garden with larger style garage. Within the catchment area for popular local schools. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Offers in Excess of £150,000

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

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www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



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Blyth

ENTRANCE

UVPC entrance door, porch

ENTRANCE HALLWAY

LOUNGE 25'15 (7.90) X 11'69 (3.51)

Two double glazed windows to front and rear, two radiators, gas fire in brick surround and hearth

DINING ROOM 14'44 (4.37) X 13'85 (4.17) maximum measurements into stairwell

Double glazed window to front, double radiator, wall mounted electric fire

KITCHEN/DINER 14'11 (4.29) X 9'69 (2.90) maximum measurements into recess

UVPC door with small double glazed window to the kitchen, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric double oven, electric hob with cooker hood above, space for fridge/freezer, plumbed for washing machine, combi boiler, built in cupboard, double glazed patio doors leading from the diner to rear garden

LOFT

Pull down ladder, lighting

BEDROOM ONE 13'79 (4.15) X 8'30 (2.52) minimum measurements excluding wardrobes

Double glazed window to front, single radiator, mirrored fitted wardrobes

BEDROOM TWO 9'25 (2.79) X 8'29 (2.48)

Double glazed window to rear, single radiator

BEDROOM THREE 7'60 (2.29) X 6'0 (1.83) minimum measurements excluding recess

Double glazed window front, single radiator, built in cupboard

SHOWER ROOM

Pedestal wash hand basin, shower cubicle, low level WC, spotlights, double glazed window to rear, heated towel rail, tiling to walls

FRONT GARDEN

Walled surrounds, block paved pathway

REAR GARDEN

Lawn area, patio area, mature bushes and shrubs, outside tap

GARAGE

Larger single garage, roller shutter, power and lighting



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage

Security: Alarm

MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: C

BL00011236.AJ.DS.14/10/2024.V.4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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.

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