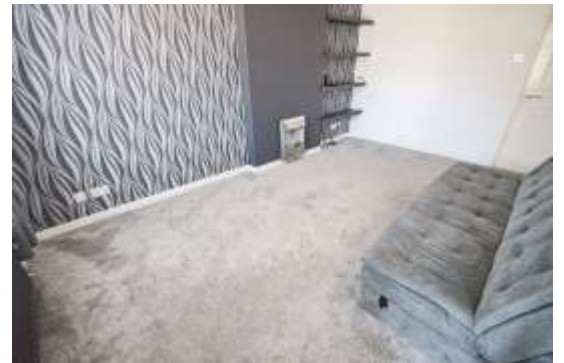




## Burnham Close Blyth

- Semi Detached Bungalow
- Two bedroom
- Garage & Driveway
- No Upper Chain
- Cul-De-Sac

**£ 160,000**



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

ROOK  
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SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

# Burnham Close

Blyth

## ENTRANCE

UPVC entrance door

## LOUNGE 16'02 (4.88) X 10'52 (3.18)

Double glazed window to front, double radiator

## KITCHEN 9'16 (2.77) X 6'87 (2.03) minimum measurements excluding recess

Double glazed window to side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, electric oven, gas hob, space for fridge, plumbed for washing machine, double glazed door leading to conservatory

## CONSERVATORY 18'60 (5.64) X 10'94 (3.28)

Dwarf walls, radiator, double glazed windows, spotlights, double glazed door to rear garden and double glazed door leading to the driveway and garage

## LOFT

Partially boarded

## BEDROOM ONE 13'12 (3.99) X 8@92 (2.67) maximum measurements into recess

Double glazed doors leading to conservatory, single radiator

## BEDROOM TWO 10'04 (3.05) X 5'11 (1.55)

Double glazed window to side, single radiator

## SHOWER ROOM

3 piece suite comprising: Shower cubicle, hand basin, low level WC, Double glazed window to side, heated towel rail

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

Solar panels: Yes

## 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

BL00011188.AJ.DS.06/08/2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 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

