



## Dunlin Drive Blyth

Nestled in the highly sought-after South Beach Estate, this delightful three-bedroom family home on Dunlin Drive offers an ideal blend of comfort and convenience. Situated within the catchment area for the prestigious Bede Academy and benefiting from a peaceful pedestrianized frontage, this property is perfect for families seeking a tranquil yet accessible location. Upon entering, you are welcomed into a bright and inviting hallway leading to a spacious lounge-diner, perfect for entertaining or relaxing. Upstairs, the first floor boasts three well-proportioned bedrooms and a family bathroom, providing ample space for everyone. Outside, the property features a private and enclosed rear garden, ideal for outdoor play or hosting gatherings, along with a front garden area. Additionally, off-street parking adds to the home's practicality. Don't miss this rare opportunity to secure a home in this desirable neighbourhood book your viewing today! Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £140,000

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## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

## LOUNGE 13'41 (4.06) X 12'44 (3.76)

Double glazed window to front



## DINING ROOM 10'40 (3.15) X 8'09 (2.44)

Double glazed window to rear, single radiator

## Kitchen 10'52 (3.18) x 7'38 (2.21)

Double glazed window to side, range of wall, floor and drawer units with co-ordinating roll edge surfaces, stainless steel unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob, space for fridge/freezer, plumbed for washing machine, double glazed door to rear garden

## FIRST FLOOR LANDING

Loft access: partially boarded

## BEDROOM ONE 15'53 (4.70) X 8'58 (2.57) maximum measurements into recess

Double glazed window to front, single radiator



## BEDROOM TWO 9'27 (2.79) X 9'20 (2.79)

Double glazed window to rear, single radiator, built in cupboard

## BEDROOM THREE 10'39 (3.12) X 6'76 (2.00)

Double glazed window to front, single radiator, built in cupboard

## BATHROOM/WC

4 piece suite comprising: Shower over panelled bath, wash hand basin, low level WC, double glazed window to rear, single radiator

## FRONT GARDEN

Artificial turf

## REAR GARDEN

Artificial lawn, off street parking



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway and on street

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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		85 B
69-80	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.

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