



## Heather Lea Blyth

This beautifully maintained modern detached property on Heather Lea in Blyth offers an ideal blend of style and comfort, with no upper chain. With three spacious bedrooms, including a master with En suite, this home is attractively appointed and ready to move into. The ground floor includes an inviting entrance porch, a convenient cloakroom/WC, a bright lounge with a bay window, and a spacious dining kitchen that opens to a south-facing rear garden through patio doors, showcasing a lovely open aspect. The property also features well-kept gardens to both the front and rear, perfect for outdoor relaxation and entertaining, as well as an attached garage for additional storage and off street parking for two cars. Situated close to local schools and convenient transport and road links, this property is an excellent choice for families or anyone seeking a move-in-ready home in a desirable area. Early viewing is strongly recommended to secure this exceptional opportunity. 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.

# £235,000

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## ENTRANCE PORCH

Double glazed entrance door

## GROUND FLOOR CLOAKS/WC

Low level WC, wash hand basin, extractor fan, radiator

## LOUNGE 14' 08" (4.47m) Plus Bay x 10' 08" (3.25m)

Double glazed bay window to front, living flame effect gas fire with wood effect surround, marble inset and hearth, telephone and television points, coving to ceiling, double radiator, door to inner hall



## INNER HALL

Radiator, staircase to first floor and ground floor cloaks/WC

## DINING KITCHEN 19' 07" (5.97m) X 11' 06" (3.51m) Max

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric oven and gas hob, spotlights to ceiling, space for automatic washing machine, vent for tumble dryer, part tiled walls, space for fridge/freezer, wall mounted central heating boiler, double radiator, double glazed window to rear, double glazed door to rear leading to patio

## BEDROOM ONE 13' 01" (3.99m) X 9' 08" (2.95m)

Double glazed window to front, fitted mirror fronted sliding door wardrobes, television point, radiator

## EN SUITE

White suite comprising pedestal wash hand basin, step in double shower cubicle with mains shower, part tiled walls, tiled floor, extractor fan, radiator, double glazed frosted window to front



## BEDROOM TWO 9' 03" (2.82m) X 11' 01" (3.38m)

Double glazed window to rear, radiator, loft access

## BEDROOM THREE 10' 0" (3.05m) X 7' 10" (2.39m)

Double glazed window to rear, radiator

## BATHROOM/WC

White three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, radiator, extractor fan, double glazed frosted window to front



## FRONT GARDEN

Lawned area, spacious driveway leading to garage providing off street parking

## REAR GARDEN

Laid mainly to lawn, patio, solar lights, ornamental slate, external water supply, gated access to front, fenced boundaries, south facing

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: NO  
Parking: Garage and driveway for two vehicles

**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: C**

**EPC RATING: TBC**

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**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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