

# Pioneer Way Blyth

This beautiful, modern three bedroom family house, located on this highly sought after estate. Within close proximity to the beach and Ridley Park. Accessible for bus routes and local schools. Presented and upgraded to the highest of standards, entrance hallway, downstairs cloaks/WC, stunning high gloss fitted breakfasting kitchen with integrated appliances with French doors to the rear garden and light and airy Lounge. To the first floor there are two bedrooms, to the top floor you have the master bedroom with En-suite shower room and fitted wardrobes. Enclosed rear garden with lawn and patio and a Garage to the rear with off street parking. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

## Offers Over £170,000









## Pioneer Way Blyth

#### **ENTRANCE**

Double glazed door

#### **ENTRANCE HALLWAY**

Stairs to first floor landing, single radiator

#### CLOAKS/WC

Low level WC, hand basin, single radiator, tiled flooring

### LOUNGE 10'20 (3.10) X 13'95 (4.19) maximum measurements into recess

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

#### **KITCHEN**

Double glazed window to rear, single radiator, range of wall, floor and drawer units with roll edge work surfaces, co-ordinating sink unit drainer with mixer tap, built in electric fan assisted double oven, electric hob, integrated fridge/freezer, washing machine, dish washer, and microwave, tiling to floor, spotlights, double glazed door to rear garden

#### FIRST FLOOR LANDING

Double glazed window to side, single radiator

#### **BEDROOM ONE**

Two double glazed windows one to front and one to side, single radiator, fitted wardrobes

#### **ENSUITE**

Double glazed window to rear, low level WC, hand basin, shower cubicle, heated towel rail, tiling to floor

## BEDROOM TWO 11'64 (3.51) X 8'58 (2.57) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator, fitted wardrobes

#### BEDROOM THREE 8'92 (2.67) X 7'0 (2.13)

Double glazed window to front, single radiators

#### BATHROOM/WC

3 piece white comprising: Panelled bath, wash hand basin low level WC, heated towel rail, part tiling to walls, tiled flooring

#### **FRONT GARDEN**

Laid mainly to lawn

### **REAR GARDEN**

Laid mainly to lawn

#### **GARAGE**

Single, one off street parking

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: NO Parking: Garage with off street parking

#### **MINING**

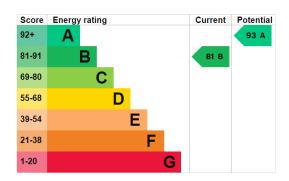
The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### **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: B

BL00011283.AJ.DS.10/10/2024.V.1

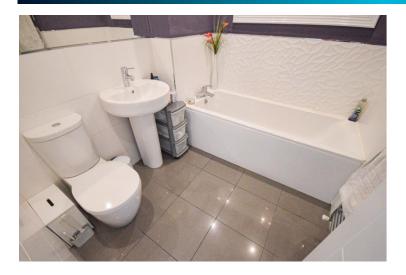














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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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