



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

ROOK
MATTHEWS
SAYER

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

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



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 81 B | |
| 69-80 | 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.

16 Branches across the North-East

