



## Queens Gardens Blyth

Three bedroom semi detached on Queens Gardens, Blyth. Located close to Blyth town centre and transport links. Briefly comprising: Entrance hall, lounge, kitchen/diner and conservatory. To the first floor three bedrooms and family bathroom. No upper chain. Front and rear garden, shared driveway and Garage. To arrange your viewing contact the Blyth branch on 01670 352900 or [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

Auction Guide price **£95,000**

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MATTHEWS  
SAYER

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# Queens Gardens

## Blyth

### Hallway

UPVC front door leading to stairs and access to the lounge

### Lounge 13'37" x 13'6" (4.04m x 4.12m) maximum measurements into recess

UPVC window to the front, radiator and back boiler

### Kitchen/ Diner 16'69" x 8'8" (5.03m x 2.44m)

Two UPVC windows to the rear, UPVC door to the rear, spotlights, radiator, stainless steel sink with mixer tap, electric oven and hob, extractor hood, wall and base units, wooden effect roll top benches, tiled splash backs and plumbed for a washing machine

### Sun Room 11'09" x 8'53" (3.35m x 2.57m)

UPVC window to the sides, UPVC door with access to the garden and power points



### Landing

UPVC window to the side with access to the loft, three bedrooms and bathroom

### Bedroom one 11'33" x 8'97" (3.43m x 2.67m) maximum measurements into recess

UPVC window to the rear and radiator

### Bedroom two 10'46" x 8'71" (3.15m x 2.62m)

UPVC window to the front and radiator

### Bedroom three 7'71" x 6'72" (2.00m x 2.31m)

UPVC window to the front



### Bathroom 8'0" x 7'3" (2.45m x 2.23m)

Frosted UPVC window to the rear, vanity W/C and sink, chrome vertical towel warmer, panelled bath with over electric shower, storage cupboard and spotlights

### Front Garden

Enclosed front garden with a driveway leading to the garage

### Rear Garden

Enclosed rear garden mainly laid to lawn, with gated access to the driveway and access to the garage

### Parking - Garage

Up and over door

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Driveway leading to garage



**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: E**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 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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