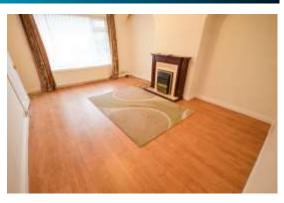


Shearwater Way Blyth

- Semi Detached Bungalow
- Two Bedrooms
- Garage & Driveway
- Sought After Estate
- No Upper Chain

£ 170,000







Shearwater Way

Blyth

Entrance

UPVC double glazed entrance door

Hallway

Double cupboard containing combination boiler

Kitchen 10'6 x 7'5 (3.20m x 2.26m)

Attractive re-fitted kitchen incorporating a range of fitted base, wall and drawer units, coordinating roll edge worktops, integrated gas hob and electric oven, extractor fan, single drainer sink unit with hot and cold mixer taps, plumbing for automatic washing machine, tiled splash backs, tile effect laminate flooring, space for fridge/freezer, radiator, double glazed window, door to side driveway

Lounge (Front) 11'11 x 15'10 (3.63m x 4.83m) into alcoves

Attractive feature fireplace, electric fire, coving to ceiling, UPVC Georgian bar double glazed window, laminate flooring, radiator

Rear Lobby

Loft access to partly boarded loft space, laminate flooring

Bathroom

Modern white suite comprising of panelled bath, pedestal washbasin, low level WC with push button cistern, radiator, fully tiled walls, UPVC panelling to ceiling with spotlights, UPVC double glazed window

Bedroom One (Rear) 13'3 x 8'10 (4.04m x 2.69m) plus depth of wardrobes

Fitted wardrobes, radiator, double glazed window overlooking rear garden

Bedroom Two (Rear) 10'6 x 8'10 (3.20m x 2.69m)

Spacious second bedroom, radiator, double glazed patio doors to garden

Externally

Enclosed rear garden with lawn, patio

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre to premises Mobile Signal Coverage Blackspot: No

Parking: Garage & driveway for two to three 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.

ACCESSIBILITY

This property has accessibility:

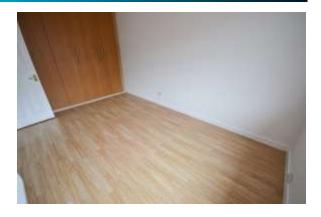
- Suitable for wheelchairs
- Level access

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: TBC

BL00011309.AJ.DS.04/11/2024.V.1









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.

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

