



## Shearwater Way Blyth

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

**£ 170,000**



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ROOK  
MATTHEWS  
SAYER

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# 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, co-ordinating 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

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