



Addington Drive Blyth

A charming three-bedroom mid-terrace house situated on the highly sought-after Addington Drive in South Beach, Blyth. This property enjoys a prime location close to the beach and is offered with no upper chain. The ground floor features an inviting entrance porch leading into a spacious lounge, complemented by a fitted dining kitchen and a bathroom/W.C. Upstairs, the first floor accommodates three well-proportioned bedrooms, offering comfortable living space for families or professionals alike. The home benefits from gas central heating, along with double glazing throughout, ensuring warmth and energy efficiency. Externally, the property boasts well-maintained gardens to the front and rear, providing delightful outdoor spaces, while a separate garage block offers convenient storage or parking options. With its desirable location and excellent features, viewing is highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£120,000

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Blyth

ENTRANCE PORCH

Double glazed entrance door, double glazed frosted windows to front and sides, courtesy light

LOUNGE 14'6" (4.42) x 14'4" (4.37) Maximum measurements

Double glazed window to front, coving to ceiling, double radiator and staircase to first floor

DINING KITCHEN 14'8" (4.47) x 10'2" (3.10)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, display cabinets, eyeball spots to ceiling, space for cooker, extractor hood, space for automatic washer and space for automatic dishwasher, part tiles walls, under stairs cupboard, one double radiator, double glazed window to rear and double glazed French doors to rear garden

FIRST FLOOR LANDING

Access to roof space

BEDROOM ONE 8'4" (2.54) x 13'8" (4.17)

Double glazed window to front, double radiator

BEDROOM TWO 9'3" (2.82) x 8'2" (2.48)

Double glazed window to rear, double radiator

BEDROOM THREE 10'9" (3.28) x 6'0" (1.83) Maximum measurements into door recess

Double glazed window to front, built in cupboard housing bulk head, radiator

BATHROOM/WC

White three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC Tiled walls, double radiator, double glazed frosted window to rear

FRONT GARDEN

Lawned area, planted borders, fenced and open boundaries

REAR GARDEN

Shaped lawned area, paved patio, paved walkways, flower, tree and shrub borders, fenced boundaries and gated access to rear

GARAGE

Garage on separate block to the side of the property with up and over door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: On street



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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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.

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