



Mulberry Close Blyth

This delightful three-bedroom detached house is situated in a peaceful cul-de-sac location on the highly sought-after Mulberry Close within the South Beach Estate. Boasting an enviable open aspect to the front, the property offers a welcoming entrance hallway leading to a spacious lounge, a convenient ground floor WC, and a well-appointed breakfast kitchen that flows seamlessly into a bright conservatory. Upstairs, there are three generously sized bedrooms, each featuring fitted wardrobes, with the master bedroom further enhanced by an En-suite. Externally, the property enjoys well-maintained front and rear gardens, a driveway providing access to a garage, and the added benefits of gas central heating and double glazing. Offered with no upper chain, this home presents an excellent opportunity for buyers seeking comfort and convenience in a desirable location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£235,000

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Mulberry Close

Blyth

ENTRANCE HALL

Double glazed entrance door, solid oak flooring

DOWNSTAIRS CLOAKS/WC

Low level WC, wash hand basin, radiator

LOUNGE 13' 02" (4.01m) X 10' 01" (3.07m)

Double glazed window to front, wood effect fire surround with marble inset and hearth, radiator



DINING KITCHEN 13' 02" (4.01m) x 10' 05" X 15' 07"

Fitted with a range of wall and base units, sink unit, built in electric oven and gas hob, extractor hood, breakfast bar, part tiled wall, integrated fridge/freezer, dishwasher and washing machine. Wall mounted central heating boiler, radiator, double glazed window to rear

CONSERVATORY 8' 06" (2.59m) x 13' 0" (3.96m)

Double glazed windows to rear and sides, fitted blinds

FIRST FLOOR LANDING

Access to spacious roof space, built in airing cupboard, IT office point

BEDROOM ONE 11' 07" (3.53m) x 9' 05" (2.87m)

Double glazed window to front, fitted double wardrobes, radiator

EN SUITE

Step in shower cubicle with power shower, wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window to front



BEDROOM TWO 8' 08" (2.64m) x 16' 09" (5.11m)

Double glazed window to front and rear, built in wardrobes, radiator

BEDROOM THREE 9' 11" (3.02m) x 9' 05" (2.87m)

Double glazed window to rear, built in wardrobes, radiator

FAMILY BATHROOM 6' 10" (2.08m) x 6' 04" (1.93m)

Three piece suite comprising panelled bath with hand hold shower over, low level WC, part tiled walls, radiator, double glazed frosted window to rear



FRONT GARDEN

Lawned area, double driveway

REAR GARDEN

Laid mainly to lawn, gates access to front, access to garage

GARAGE 20' 06" (6.25m) x 8' 06" (2.59m)

Attached garage with up and over door

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway

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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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