

# 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

ROOK MATTHEWS

SAYER





# front



# **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

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

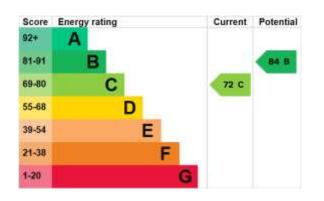
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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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## **16 Branches across the North-East**



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.