



Bath Lane Blyth

Steeped in history, circa 1928, this fantastic semi detached house was built for the RNLI and has been a haven to Sea Farers for many years. Enjoying extensive outdoor space, this rarely available property is located within one of the most sought after locations in Blyth. A short walking distance from Ridley Park and close to Blyth Port and sea, yet, close enough to most local amenities too. The property has been beautifully improved, extended and maintained by the current owner. Boasting a spacious garage which is used for storage with additional workshop to the rear and driveway to the front, front and rear gardens, this sort of space is difficult to find in the current market. The family home boasts an entrance porch, light and airy lounge, separate extended dining kitchen with fabulous re-fitted kitchen and integrated appliances. To the first floor, there are three bedrooms an outstanding re-fitted shower room featuring a walk in shower fully tiled walls and floor. A real one-off opportunity, not to be missed! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£250,000

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ENTRANCE

UPVC entrance door, porch

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator

CLOAKS/WC

Low level WC, double glazed window, tiling to walls

LOUNGE 14'95 (4.50) X 13'41 (4.06) minimum measurements excluding recess

Double glazed window to front, double radiator, fire surround with gas fire inset and hearth



KITCHEN/DINING ROOM 18'97 (5.72) x 16'98 (5.11) maximum measurements into recess

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, combination microwave, spot lights, integrated fridge/larder and dish washer, double glazed doors to rear garden

FIRST FLOOR LANDING

Double glazed window to side, loft access: boarded



BEDROOM ONE 13'11 (3.99) X 10'11 (3.07) maximum measurements into recess

Double glazed window to front, double radiator

BEDROOM TWO 11'97 (3.58) X 8'26 (2.48) minimum measurements excluding recess

Double glazed window to rear, double radiator, fitted wardrobes

BEDROOM THREE 9'29 (2.79) X 8'56 (2.57)

Double glazed window to rear, double radiator

SHOWER ROOM/WC

3 piece suite comprising: Shower cubicle, wash hand basin, low level WC, double glazed window to front, heated towel rail, fully tiled to walls and floor



FRONT GARDEN

Low maintenance garden, off street parking

REAR GARDEN

Low maintenance garden, patio area, water tap

TWO OUTHOUSES

Power, lighting

GARAGE: CONVERTED TO STORAGE ROOM

Insulated, double radiator, spot lights, plumbed for washing machine, two shower points

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

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: B

EPC RATING: TBC

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