



Broadway Blyth

This rarely available post-war semi-detached home has been cherished by the current family for many years. Situated in the highly sought-after Broadway area, the property boasts a delightful, substantial southerly facing rear garden, complete with a well-maintained lawn, mature shrubs, and bushes, offering a serene outdoor retreat. A shared access driveway adds to its practicality. Inside, the property features an inviting entrance hallway leading to a lounge with a charming bay window, providing a bright and airy living space. The kitchen diner/diner offers a versatile area for cooking and entertaining. Upstairs, the first floor accommodates three well-proportioned bedrooms, along with a bathroom and a separate W.C. Offered with no onward chain, this home benefits from a gas radiator central heating system and double glazing throughout. Perfectly positioned in a desirable location, this property presents an excellent opportunity for those seeking a comfortable family home. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£150,000

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ENTRANCE

UPVC entrance door, stairs to first floor landing, single radiator

LOUNGE 14'46 (4.37) X 13'66 (4.12) maximum measurements into recess

Double glazed bay window to front, single radiator, fire surround with electric fire, inset and hearth,

KITCHEN/DINING ROOM 16'63 (5.03) X 11'26 (3.40)

Double glazed window to front, 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, space for cooker/range oven, space for fridge/freezer, plumbed for washing machine, double glazed door to side

FIRST FLOOR LANDING

Double glazed window to rear, built in storage cupboard, loft access

BEDROOM ONE 13'69 (4.12) X 10'.26 (3.10) minimum measurements excluding recess

Double glazed window to front, single radiator, built in cupboard

BEDROOM TWO 11'33 (3.43) X 9'49 (2.84)

Double glazed window to front, single radiator, built in cupboard

BEDROOM THREE 9'08 (2.74) X 7'88 (2.33) maximum measurements into recess

Double glazed window to side, built in cupboard

BATHROOM

2 piece suite comprising: Shower over panelled bath, wash hand basin, double glazed window to rear, single radiator

SEPARATE WC

Low level WC, double glazed window

FRONT GARDEN

Laid mainly to lawn, shared drive

REAR GARDEN

Laid mainly to lawn, westerly facing

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

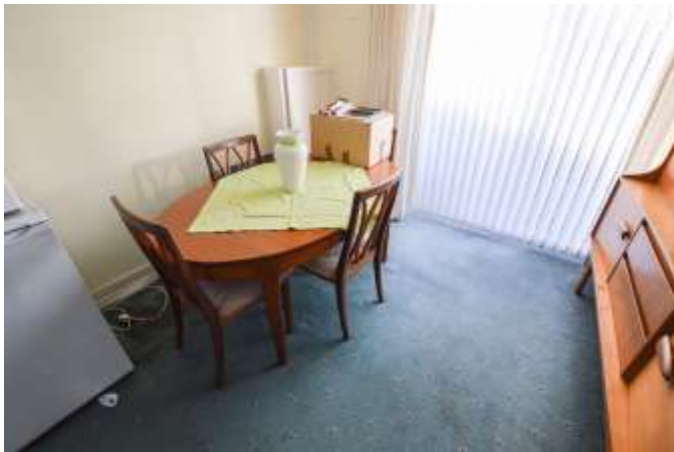
Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: 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: A

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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.

16 Branches across the North-East

