



Newlands Road Blyth

- Semi Detached Bungalow
- Two Double Bedrooms
- Sought After Location
- Garage And Off Street Parking

£ 185,000



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ROOK
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SAYER

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Newlands Avenue

Blyth

VESTIBULE

Double glazed entrance door, part glazed door to hall

ENTRANCE HALL

Built in cupboard, wooden flooring, radiator, access to roof space

LOUNGE 15' 0" (4.57m) x 12' 0" (3.66m) into alcove

Double glazed window to front, alcoves, telephone and television points, radiator

DINING ROOM 11' 10" (3.61m) x 8' 11" (2.72m)

Double glazed window to rear, cupboard housing the combi boiler, double radiator

KITCHEN 11' 07" (3.53m) x 9' 02" (2.79m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric double oven and induction hob, extractor hood, double radiator. Integrated washing machine, dish washer and fridge/freezer, double glazed window to rear

BEDROOM ONE 14' 11" (4.55m) x 10' 0" (3.05m)

Double glazed window to front, fitted wardrobes, double radiator

BEDROOM TWO/SITTING ROOM/OFFICE 17' 11" (5.46m) x 11' 10" (3.61m) Max

Double glazed window to side, double radiator

SHOWER ROOM/WC

White three piece suite comprising: Shower cubicle, wash hand basin set in vanity unit, low level WC, heated towel rail, extractor fan, part tiling to walls, tiled floor, UPVC cladding to ceiling, double glazed frosted window to rear

FRONT GARDEN

Mainly paved, gravelled area, driveway providing off street parking leading to attached garage. Walled boundaries and wrought iron gates

REAR GARDEN

Patio, decked area, paved walkways, flower, tree and shrub borders, gated access to front, fenced and walled boundaries

GARAGE

Attached garage to side of property with up and over door, cold water supply, light and power 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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