



## Norham Close Blyth

Nestled in the desirable Norham Close area of Blyth, this stunning semi detached house has been fully refurbished to a high standard, offering a perfect blend of modern style and comfort. Upon entering, you are welcomed by a bright and inviting entrance hall that leads to a spacious lounge, ideal for relaxation. The heart of the home is the open-plan kitchen and dining room, recently refitted with contemporary finishes and providing a wonderful space for family meals and entertaining. A handy utility room completes the ground floor, offering added convenience. Upstairs, the property boasts three well-proportioned bedrooms, perfect for a growing family or those seeking additional space. The family bathroom has also been recently refitted and features a sleek, modern design. Outside, the home benefits from an open-plan garden to the front, complete with off-street parking. The rear garden provides a private outdoor retreat, ideal for enjoying warm summer days or hosting gatherings. This beautifully updated property is ready to welcome its new owners and offers a fantastic opportunity for stylish, modern living. This property is expected to attract significant interest, so don't miss the opportunity to make it your own. Contact us today to arrange your viewing, call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £140,000

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## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing

## LOUNGE 13'93 (4.19) X 12'04 (3.66) maximum measurements into recess

Double glazed window to front, electric fire



## KITCHEN/DINING ROOM 18'38 (5.56) X 8'46 (2.54)

Double glazed window to rear, single radiator, range of wall, floor and drawer units, with co-ordinating work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, integrated fridge/freezer and dish washer, spot lights, double glazed door to rear garden

## UTILITY ROOM

Double glazed window to side, base units, plumbed for washing machine, single radiator

## FIRST FLOOR LANDING

Loft access, with newly installed loft hatch, boarded, pull down ladders



## BEDROOM ONE 12'01 (3.66) X 11'48 (3.45) maximum measurements into recess

Double glazed window to front, single radiator

## BEDROOM TWO 10'46 (3.15) X 9'82 (2.95) minimum measurements excluding recess

Double glazed window to rear, single radiator

## BEDROOM THREE 7'35 (2.21) X 6'42 (1.93) maximum measurements into recess

Double window to front, single radiator

## BATHROOM/WC

3 piece suite comprising; Shower over panelled bath, wash hand basin set in vanity unit, low level WC, spot lights, double glazed window to rear, heated towel rail, cladding to walls



## FRONT GARDEN

Laid mainly to lawn, off street parking

## REAR GARDEN

Laid mainly to lawn, patio area

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway, communal parking

**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: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.

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