



## Ryal Close Blyth

- End Link Property
- Three Bedrooms
- Sought After Estate
- Double Glazing And Ample Storage
- Rear Yard

**£ 120,000**



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# Ryal Close

## Blyth

This stylish and popular three-bedroom end-link house, situated on Ryal Close within the Cowpen Farm Estate, is now available for sale. The property offers a thoughtfully designed layout, beginning with an inviting entrance hallway that leads into a spacious open-plan lounge and dining area. The modern kitchen enhances the home with its contemporary features. Upstairs, there are three well-appointed bedrooms, two of which include built-in wardrobes, and an impressive bathroom. Additional benefits include gas central heating and UPVC double glazing for comfort and energy efficiency. Externally, the property boasts an enclosed rear yard for privacy and an open-plan garden at the front, providing an appealing outdoor space. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Heating  
Broadband: Fibre To Premises  
Mobile Signal Coverage Blackspot: No

### ENTRANCE

#### ENTRANCE HALLWAY

Storage cupboard, double radiator.

#### LOUNGE/ DINER max measurements in to recess - 22'99 (7.00m) x 11'83 (3.60m)

Double glazed window to front and rear, double radiator, fire surround with gas fire.

#### KITCHEN max measurements into cupboards 8'02 (2.44m) x 10'52 (3.20m)

Double glazed window to rear, fitted with a range of wall, floor and drawers units with roll top work surfaces, stainless steel sink and drainer unit, tiled splashbacks, built in electric oven, integrated fridge/ freezer, plumbed for washing machine.

### FIRST FLOOR LANDING

Loft access

#### BEDROOM ONE 10'10 (3.07m) x 9'70 (2.95m)

Double glazed window to front, fitted wardrobes, radiator.

#### BEDROOM TWO min. measurements excluding recess & wardrobes.10'56 (3.21m) x 8'18 (2.49m)

Double glazed window to rear, fitted wardrobes.

#### BEDROOM THREE 5'90 (1.79m) x 6'43 (1.95m)

Double glazed window to rear, radiator.

### BATHROOM

Three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, low level w.c, double glazed frosted window to rear, heated towel rail, tiling to walls.

### FRONT GARDEN

Laid mainly to lawn

### REAR GARDEN

Low maintenance garden, paved, with fenced boundaries and outhouse.

### 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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