

# Solingen Estate Blyth

This charming three-bedroom semi-detached family home is situated in a highly sought-after estate, offering a delightful open aspect to the front and proximity to Ridley Park and the beach. The property features an inviting entrance hallway leading to a spacious lounge that flows seamlessly into a dining area, creating an ideal space for family living. The well-appointed kitchen is complemented by a separate utility room, with direct access to the southerly-facing rear garden, perfect for enjoying sunny days. Upstairs, the first floor accommodates three generously sized bedrooms, providing comfortable living spaces for the entire family. The family bathroom is equipped with a shower, catering to both practicality and style. Externally, the home boasts a driveway and an attached garage, ensuring ample parking and storage options. Offered with no onward chain, this property presents an excellent opportunity to secure a much-loved family home in a prime location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.



ROOK MATTHEWS

SAYER



# Solingen Estate Blyth

ENTRANCE UPVC entrance door

**ENTRANCE HALLWAY** Stairs to first floor landing, single radiator

LOUNGE 14'12 (4.29) X 11'96 (3.58) maximum measurements into recess

Double glazed window to front, single radiator

DINING ROOM 9'86 (2.95) X 8'58 (2.57) Double glazed window to rear

### KITCHEN 8'56 (2.57) X 8'02 (2.44)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, oven, electric hob, plumbed for washing machine **UTILITY ROOM 8'85 (2.64) X 5'35 (1.60)** Double glazed window to rear, door to rear garden

# FIRST FLOOR LANDING

Built in storage cupboard, loft access: pull down ladders, partially boarded

BEDROOM ONE 11'68 (3.51) X 10'60 (3.20) minimum measurements excluding recess Double glazed window to front, single radiator

BEDROOM TWO 10'04 (3.05) X 9'77 (2.92) minimum measurements excluding recess

Double glazed window to rear, single radiator

**BEDROOM THREE 6'64 (1.98) X 6'51 (1.96)** Double glazed window to rear, single radiator

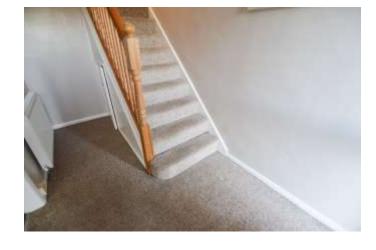
# BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, double glazed window to rear, heated towel rail, part tiling to walls

**FRONT GARDEN** Laid mainly to lawn, off street parking

**REAR GARDEN** Laid mainly to lawn, patio area, south facing

#### GARAGE Single







#### 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

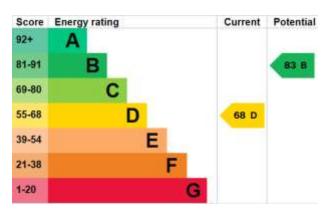
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

# 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: A

EPC RATING: D BL00011356.AJ.DS.06/01/2025.V.1

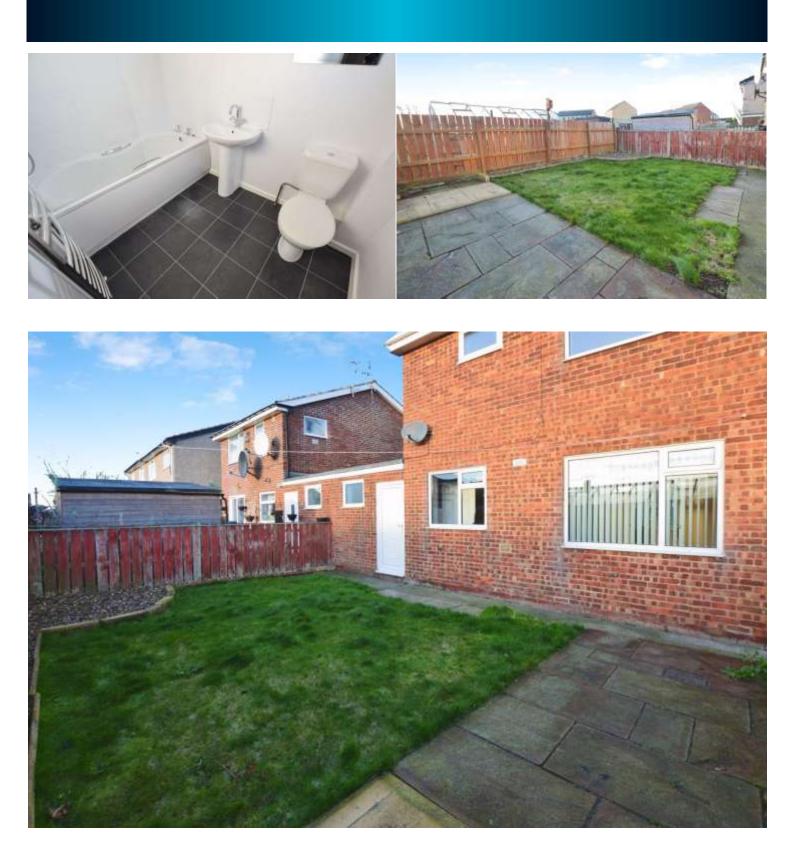












Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers work obtain verification to this property. More requestion to this property.

# **16 Branches across the North-East**



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.