



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.

£160,000

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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, co-ordinating 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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

