



## Appledore Road Blyth

This well-presented and extended end-link home offers versatile living space with three to four bedrooms in the sought-after South Beach area. Enjoying a pedestrianised frontage, the property features a spacious lounge leading to a dining area with French doors opening onto the garden. The newly fitted kitchen includes some integrated appliances, while the extension provides a second lounge or fourth bedroom complete with an En-suite shower room. The converted garage offers additional practicality with a utility space and workshop. Upstairs, three bedrooms, two bedrooms benefit from fitted wardrobes, and a newly fitted bathroom adds to the home's modern appeal. Outside, the lovely rear garden includes a driveway, while the front garden is beautifully framed with a gate and feature railings, enhancing the property's charm and kerb appeal. 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.

# £180,000

ROOK  
MATTHEWS  
SAYER

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



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## **ENTRANCE PORCH**

Double glazed door and window

## **ENTRANCE HALLWAY**

Staircase to first floor, radiator, double doors to lounge

## **LOUNGE 13'54 (4.09) x 12'12 (3.68)**

Double glazed window to front, spacious, coving to ceiling, under-stair cupboard, radiator, cupboard containing meters, radiator, open to dining area



## **DINING ROOM 10'30 (3.12) x 8'30 (2.52)**

Double glazed French doors to rear garden, radiator, coving to ceiling

## **KITCHEN 10'90 (3.28) x 7'2 (2.18)**

Modern fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with hot and cold mixer taps, tiled floor, integrated oven, electric hob, integrated fridge, stainless steel extractor fan, tiled splash backs, double glazed door to rear garden



## **GARAGE CONVERSION: SECOND LOUNGE/BEDROOM FOUR 11'89 (3.56) x 11'47 (3.45)**

Attractive front room which could be utilised as a lounge or bedroom, wood effect laminate flooring, spotlights to ceiling, radiator, double glazed French doors leading to front garden

## **EN-SUITE**

Modern shower room comprising of shower cubicle, shower, pedestal washbasin with chrome hot and cold mixer taps, low level WC, spotlights to ceiling, shaving point, wood effect flooring, mostly tiled walls

## **UTILITY AREA 12'28 (3.71) x 10'21 (3.10)**

Excellent storage space, wall cupboards, worktops, plumbed for automatic washing machine, double glazed window and door to garden, water tap



## **FIRST FLOOR LANDING**

Loft access, ladders, lighting and partially boarded

## **BATHROOM/WC**

3 piece suite comprising: Shower over panelled bath, pedestal washbasin with mixer taps, low level WC with push button cistern, double glazed window, tiling to walls, tiled flooring, spotlights to ceiling, heated towel rail

## **BEDROOM ONE 13'39 (4.0) x 8'56 (2.57)**

Double glazed window to front, sliding mirrored robes, radiator

## **BEDROOM TWO 9'01 (2.74) x 9'01 (2.74)**

Double glazed window to rear, attractive mirrored robes and shelving, storage cupboard containing combination boiler, radiator

**BEDROOM THREE 6'89 (2.03) x 6'79 (2.0) minimum measurements excluding fitted wardrobes**

Double glazed window to front, radiator, storage cupboard

**FRONT GARDEN**

Pleasant garden with borders, lawn, fencing with wrought iron gate, pedestrianised frontage

**REAR GARDEN**

Improved decorative paving slabs with raised patio area, driveway, outside power and water

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

**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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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