



Earlswood Grove Blyth

Rare to the market, this stunning four bedroom detached, situated on the highly sought after Earlswood Grove, Sandringham Park. A perfect cul-de-sac location, sat alongside other high quality homes and briefly comprising: Entrance hall, light and airy lounge, kitchen /diner, orangery and ground floor WC. Four good size bedrooms to the first floor, family shower room and solid hard wood doors throughout. Externally there is a good sized driveway, with off street parking for multiple cars leading to garage and electric car charging point. There are gardens to the front and stunning generous garden to the rear. An ideal family purchase - early inspection recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£280,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



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Blyth

ENTRANCE

UPVC door leading into hallway

CLOAKS/WC

Double glazed window, low level WC, wash hand basin set in vanity unit and part tiling to walls

LOUNGE 17'76 x 11'49 (5.36m x 3.45m)

Double glazed window to the front, single radiator and partially glazed door and side panels leading into kitchen/dining area



KITCHEN/DINER 21'28 X 9'54 (6.45m X 2.87m)

Double glazed window to the rear, fitted with a range of wall, floor and drawer units with coordinating work surfaces. Stainless steel sink unit with mixer tap, space for cooker, fridge freezer and integrated dishwasher. Space for family dining with radiator and opening into the orangery

ORANGERY 12'08 x 10'26 (3.66m x 3.10m)

Lantern roof, double glazed window to the side, radiator and patio door in to rear garden



LOFT

Boarded out loft with pull down ladders, lighting and power

BEDROOM ONE 12'44 X 11'72 (3.76m X 3.53m)

Double glazed window to the front, radiator and fitted wardrobes

BEDROOM TWO 10'48 x 9'58 (3.15m x 2.87m)

Double glazed window to the rear, radiator and fitted wardrobes



BEDROOM THREE 8'60 x 6'65 (2.59m x 1.98m)

Double glazed window to the rear, radiator and fitted wardrobes

BEDROOM FOUR 8'64 x 8'63 (2.59m x 2.59m)

Double glazed window and radiator

SHOWER ROOM/WC

Three piece suite comprising: Low level WC, wash hand basin and walk in shower cubicle. Heated towel rail, spotlights and double glazed window

FRONT GARDEN

Laid mainly to lawn, with driveway and off street parking for multiple vehicles, EV charging point

REAR GARDEN

South facing garden laid mainly to lawn with decking and patio areas

GARAGE

Single garage

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage and driveway with EV Charging point

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.

ACCESSIBILITY

This property has wide doorways

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: D

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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