



Font Drive Blyth

This charming three-bedroom home will captivate you from the moment you step into its welcoming hallway. Beautifully presented throughout, the property offers generous living spaces, including a stylish lounge, an inner hallway, and a convenient downstairs cloakroom/WC. The open-plan dining kitchen is perfect for entertaining, with French doors leading out to the rear garden, seamlessly blending indoor and outdoor living. On the first floor, you'll find two well-proportioned bedrooms and a modern bathroom suite with a shower. The top floor is dedicated to a spacious master bedroom, providing a private retreat. Outside, the rear garden has been thoughtfully enhanced, Southerly acing featuring a patio area and artificial lawn for low-maintenance enjoyment. The front boasts off street parking with high levels of interest expected, don't miss your chance to view this stunning home. Call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange a viewing today.

£140,000

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator

CLOAKS/WC

Low level WC, hand basin, single radiator



LOUNGE/KITCHEN 21'97 (6.63) X 9'08 (2.74) minimum measurements excluding recess

Double glazed window to front, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, space for fridge/freezer. Plumbed for washing machine, spot lights, double glazed door to rear garden

SECOND FLOOR LANDING

Built in storage cupboard



BEDROOM ONE 16'89 (5.08) X 9'01 (2.74)

Velux windows to front and back, single radiator, loft access – partially boarded

FIRST FLOOR LANDING

BEDROOM TWO 12'18 (3.68) X 7'84 (2.33)

Double glazed window to rear, single radiator

BEDROOM THREE 7'73 (2.92) X 5'60 (1.68) minimum measurements excluding access

Double glazed window to front, single radiator



BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, double glazed window to side, single radiator, part tiling to walls

FRONT GARDEN

Off street parking

REAR GARDEN

Astro turf, patio area, south facing

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

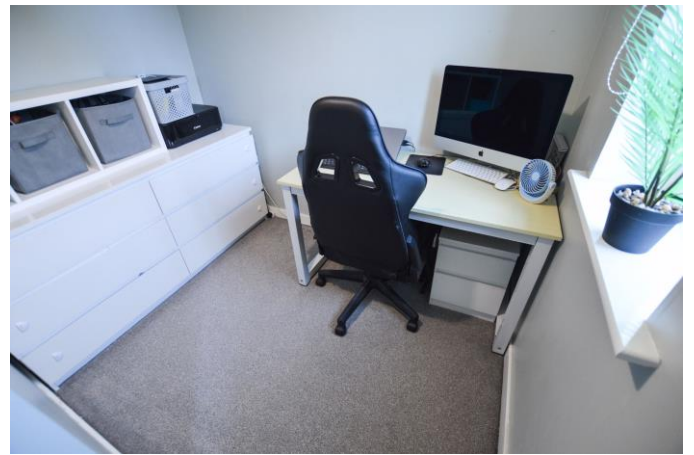
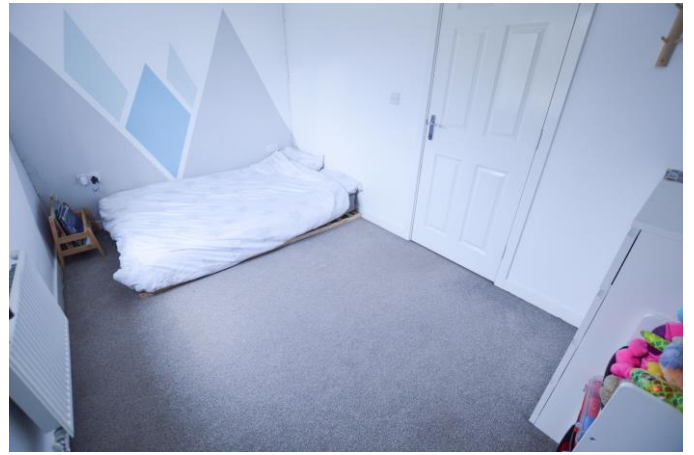
Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking and driveway

Management fees: £80.00 per annum



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:

Level access

Wide doorways

Suitable for wheelchairs

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: B

EPC RATING: C

BL00011395.AJ.DS.21/02/2025.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	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.

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