

Grange Close Blyth

This superbly positioned substantial detached home, is nestled in a quiet cul-de-sac on the sought-after South Beach Estate. Boasting a generous rear garden, the property welcomes you with an inviting entrance hallway leading to a convenient downstairs cloakroom/WC. The spacious lounge features a charming bay window and an attractive Log burner creating a warm and welcoming atmosphere. A separate extended Kitchen /diner complete with integrated appliances, opens up to a fabulous conservatory, with doors opening to the rear garden, offers an ideal space for relaxation, While a utility room provides additional practicality . Upstairs, a spacious landing to four excellent bedrooms, all benefiting from fitted robes. The impressive master suite includes a dedicated dressing area with further storage and a stylishly re-fitted en-suite shower room. A contemporary family bathroom, serves the remaining bedrooms. Outside, the greatly improved rear garden boasts an outside bar ideal for entertaining with a side path offering convenient access to the front. A driveway and attached garage complete this exceptional family home, which perfectly blends comfort, style, and practicality in a prime coastal location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.



ROOK MATTHEWS

SAYER

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







Grange Close Blyth

ENTRANCE Door

ENTRANCE HALLWAY Feature archway, turned staircase to the first floor

DOWNSTAIRS CLAKS/WC

Hand washbasin with mixer taps, low level WC with push button cistern, radiator, double glazed window

LOUNGE (Front) 15'0 x 12'1 (4.57m x 3.68m) excluding depth of attractive walk in bay

Double glazed bay window, log burner, coving to ceiling

KITCHEN/DINER 14'21 (4.32) X 9'20 (2.79)

Double glazed window to rear, range of floor units, gas hob with extractor fan above, integrated dish washer, radiator UTILITY ROOM 9'1 x 5'1 (2.77m x 1.55m)

Laminate flooring, fitted base units, roll edge worktops, single drainer sink unit, electric double oven, plumbed for automatic washing machine, free standing fridge, wall mounted combination boiler, tiled splash backs, double glazed window, double glazed door to rear garden, door to garage

CONSERVATORY 9'10 x 10'1 (2.99m x 3.07m)

Excellent sized double glazed conservatory with wall lights, double glazed French doors opening to the rear garden

FIRST FLOOR LANDING

Feature window to the front, airing cupboard, ceiling rose, loft access

BEDROOM ONE (Front) 12'1 x 9'1 (3.68m x 2.77m) including depth of robes

Attractive fitted robes, radiator, double glazed window **EN-SUITE**

Contemporary re-fitted En-suite comprising of shower cubicle with chrome shower, pedestal washbasin with mixer taps, low level WC, with push button cistern, double glazed window, radiator, fully tiled walls

Dressing Area 5'1 x 4'0 (1.55m x 1.22m) Sliding mirrored robes

BEDROOM TWO (Front) 10'0 x 8'1 (3.05m x 2.46m) excluding depth of robes

Fitted robes, radiator, double glazed window

BEDROOM THREE (Rear) 10'1 x 9'1 (3.07m x 2.77m) including depth of robes

Fitted robes, additional cupboard, double glazed window, radiator

BEDROOM FOUR (Rear) 8'0 x 8'1 (2.44m x 2.46m) including depth of robes

Fitted robes, radiator, double glazed window, radiator, coving to ceiling

FAMILY BATHROOM/WC

Modern suite comprising of, large bath, chrome shower, pedestal washbasin, low level WC, double glazed window, modern, half height tilling, towel radiator

Externally

Excellent size rear garden with a North-Westerly aspect, benefiting from lower bungalows surrounding to the side, allowing maximum sunlight. The garden has been substantially improved to benefit from patios, artificial lawn, outside bar, side pathway, outside tap, gated access to the front driveway and attached garage with electric shutter. There is a shared drive access to enter the driveways of the two properties in this small and private cul-de-sac

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Heating Broadband: Fibre to Premises Mobile Signal Coverage Blackspot: No Parking: Garage & Driveway

MINING

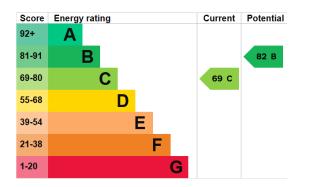
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D EPC RATING: C

BL00011295.AJ.MW.270225.V.1

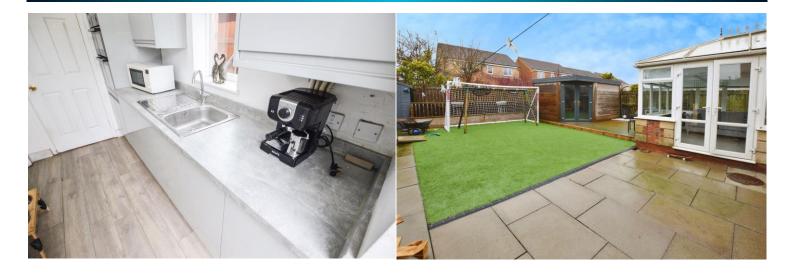














Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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 applicances. RMS has not sought to verify the legal title of the property and the buyers substain verification to this property. More representation or warranty whatever in relation 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.