



Princes Gardens Blyth

Nestled in the sought-after Princes Gardens of Blyth, this charming three-bedroom semi-detached home presents a wonderful opportunity for those seeking a property with no upper chain. Ideally located close to local amenities, well-regarded schools, and excellent transport links, this home offers both convenience and comfort in equal measure. Stepping inside, you are welcomed by an inviting entrance porch that leads through to a spacious lounge, perfect for relaxing or entertaining. The kitchen/diner provides a fantastic space for family meals, with ample room for cooking and dining together. Ascending to the first floor, you will find three well-proportioned bedrooms and a stylish family bathroom, designed to meet the needs of modern living. Outside, the property boasts both front and rear gardens, offering wonderful outdoor space to enjoy. The added advantage of a shared driveway ensures convenient off-street parking. This delightful home is not to be missed. To arrange a viewing, contact the Blyth branch on 01670 352900 or email blyth@rmsestateagents.co.uk today.

Offers Over £75,000

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Blyth

ENTRANCE

UPVC entrance door

LOUNGE 16'59 (5.00) X 10'26 (3.10) maximum measurements into stairwell

Double glazed window to side, double radiator

DINING ROOM 13'20 (4.01) X 11'41 (3.45)

Storage cupboard, double glazed patio doors to rear garden



KITCHEN 12'99 (3.89) X 6'23 (1.88) minimum measurements excluding recess

Double glazed window to rear and side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge/freezer

FIRST FLOOR LANDING

Double glazed window to side, loft access

BEDROOM ONE 12'01 (3.66) X 9'87 (2.95) maximum measurements including recess

Double glazed window to front, single radiator

BEDROOM TWO 9'80 (2.95) X 9'18 (2.77) maximum measurements including recess

Double glazed window to rear, single radiator

BEDROOM THREE 8'45 (2.54) X 6'41 (1.93)

Double glazed window to front, single radiator



BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, double radiator, part tiling to walls

FRONT GARDEN

Low maintenance, shared driveway

REAR GARDEN

Low maintenance garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Shared 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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 appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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

