



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make  
an appointment.

### Directions

Add text here  
From the A1M, come off at  
junction 24 (Blyth Services)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



### 3 Holme Lea Gardens, Blyth, S81 8HJ

Guide price £305,000

- Three bedrooms
- Home office / snug
- Ensuite to the master bedroom
- Open plan living space
- No upward chain
- Modern and stylish fixtures and fittings
- Bi fold doors to the rear elevation
- Oak doors and staircase
- Viewing recommended
- EPC Grade = TBC



# 3 Holme Lea Gardens, Blyth S81 8HJ

GUIDE PRICE £305,000 - £315,000

A beautifully presented NEW BUILD, semi-detached DORMER BUNGALOW finished to a HIGH SPECIFICATION. A warm welcome awaits with a spacious and airy entrance hall fitted with a contemporary OAK AND GLASS staircase leading to two of the bedrooms. A stylish OPEN PLAN KITCHEN DINER to the rear elevation opens out via BI FOLD DOORS into the gardens. Two further reception rooms and MASTER SUITE to the ground floor. 1,555 square foot of VERSATILE LIVING ACCOMMODATION. Offered to the market with no upward chain

The property comprises of a hallway, lounge, snug/office, utility room, kitchen diner, downstairs W.C and a master bedroom with en-suite. To the first floor are two further bedrooms, additional storage and a family bathroom. Garden to the rear with garage and driveway.

EPC Grade = TBC



Council Tax Band: New Build

