



Cormorant Close Blyth

Fantastic three bed semi detached with garage & gardens situated on the highly sought after Cormorant Close, South Beach Estate in Blyth.

An ideal family purchase close to local Bede Academy School, beach and amenities. The property briefly comprises: Entrance hall, lounge, dining room and modern kitchen. Three bedrooms to the first floor with Bathroom and separate WC. Externally there are well kept low maintenance gardens to both front and rear and extensive block paved driveway providing off street parking for several vehicles leading to garage. A superb sensibly priced family home. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£170,000**

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SAYER

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Stairs leading to first floor landing

LOUNGE 13'0 (4.15) max measurement into recess x 10'8 (3.25)

Double glazed window to front, single radiator, gas fire



DINING ROOM 11'5 (3.48) x 9'4 (2.84)

Door to rear garden

KITCHEN 11'6 (3.51) X 7'2 (2.18)

Double glazed window to side, 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, gas hob with extractor fan above, gas oven, integrated fridge/freezer/washing machine, double glazed patio doors to rear garden

LOFT

Partially boarded, pull down ladders

BEDROOM ONE 13'3 (4.04) X 9'5 (2.87)

Double glazed window to front, single radiator, fitted wardrobes and drawers



BEDROOM TWO 9'7 (2.92) X 9'2 (2.79)

Double glazed window to rear, single radiator, built in wardrobes surrounded by built in cupboards

BEDROOM THREE 9'9 (2.97) X 6'4 (1.93) max measurements into recess

Double glazed window to front, single radiator, built in storage cupboard

BATHROOM

Panelled bath with shower over and underneath storage, wash hand basin set in vanity unit, double glazed to rear, heated towel rail, double glazed window to rear, laminate flooring

SEPERATE WC

Low level WC, double glazed window



FRONT GARDEN

Off street parking

REAR GARDEN

Laid mainly to lawn, patio area

GARAGE

Extended

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre (premises)
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

EPC RATING: D
BL00010913. AJ.DS.12/02/2024.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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.

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