



## Blackthorn Drive

### Blyth

Beautifully presented two bedroom semi, situated on the most sought after Blackthorn Drive, South Beach in Blyth. With open aspect to the front the property briefly comprising: Entrance lobby, ground floor cloaks/WC, lounge and breakfasting kitchen. Two bedrooms to the first floor and modern family bathroom. Gravelled area to the front and enclosed West facing garden to the rear. A delightful property close to local schools and amenities. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £145,000

ROOK  
MATTHEWS  
SAYER

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



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### ENTRANCE

Double glazed wood entrance door

### ENTRANCE HALLWAY

Single radiator

### CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator, tiled flooring



### LOUNGE 13'41 (4.06) X 13'48 (4.07) maximum measurements into staircase and recess

Double glazed window to front, three single radiator

### KITCHEN/DINER 8'75 (2.62) X 13'34 (4.04)

Double glazed window to rear, single 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, double glazed door to rear garden

### FIRST FLOOR LANDING

Loft access, partially boarded, pull down ladders, lighting and power



### BEDROOM 11'25 (3.40) X 10'54 (3.18) maximum measurements into recess

Double glazed window to front, single radiator, fitted wardrobes, built in cupboard

### BEDROOM TWO 11'79 (3.53) X 7'08 (2.74) maximum measurements into recess

Double glazed window to rear, single radiator

### BATHROOM/WC

3 piece white suite comprising: Electric shower over tiled panelled bath, pedestal hand basin, low level WC, double glazed window to rear, single radiator, tiling to walls, tiled flooring

### FRONT GARDEN

Low maintenance garden, off street parking for 2 vehicles

### REAR GARDEN

Laid mainly to lawn, patio area

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space



**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: A**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	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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