



## Primrose Gardens

### Blyth

A stunning family semi detached house on the highly regarded Portland Wynd development. Immaculate throughout and boasting a whole host of upgrades throughout the property. Enjoy the Westerly aspect to this gorgeous home, with an improved, established rear garden, rear garage and driveway. Splendid kitchen with integrated appliances, downstairs cloaks/WC, rear lounge/dining room with French doors opening to the rear garden, perfect for summer days. Three bedrooms to the first floor, two doubles, with the master bedroom with beautiful En-suite shower room and gorgeous family bathroom. 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.

## Offers Over £185,000

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### PROPERTY DESCRIPTION

#### ENTRANCE

UVPC entrance door

#### ENTRANCE HALLWAY

Stairs leading to first floor landing, single radiator

#### CLOAKS/WC

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



#### LOUNGE/DINER 16'72 (5.05) x 14'72 (4.45) maximum measurements into recess

Built in storage cupboard, double glazed doors leading to rear garden

#### KITCHEN 10'51 (3.18) x 7'40 (2.24) maximum measurements into recess

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, built in oven, gas hob with extractor fan above, integrated fridge/freezer

#### FIRST FLOOR LANDING

Loft access



#### BEDROOM ONE 8'75 (2.62) x 8'38 (2.52) minimum measurements excluding recess

Double glazed window to front, fitted wardrobes

#### EN-SUITE

Double glazed window to front, low level WC, wash hand basin, shower cubicle

#### BEDROOM TWO 10'83 (3.25) x 7'77 (2.31)

Double glazed window to rear, single radiator

#### BEDROOM THREE 7'24 (2.18) x 6'68 (1.98)

Double glazed window to rear, single radiator

#### BATHROOM

4 piece white suite comprising: panelled bath, hand basin, low level WC, shower cubicle, single radiator, part tiling to walls



#### FRONT GARDEN

Fencing surrounds, gravelled

#### REAR GARDEN

Laid mainly to lawn, decking

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Garage (in separate block) and 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: B**

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**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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