

Blagdon Drive Blyth

A fantastic, Two bedroom semi detached house on this highly sought after estate. Rarely available to the market and for sale with no onward chain. Prime, cul-de-sac position with delightful gardens to the front and rear, front driveway with off street parking and Garage . The property briefly comprises : Entrance porch, lounge with open plan feature staircase, conservatory with French door opening to the rear garden, fitted kitchen and Dining area. Two double bedrooms to the first floor and family bathroom with W.C A real beauty, gorgeous family home! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£130,000 O.I.E.O



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LOUNGE 12'11 (3.69m) x 14'35 (4.37m) max. measurements into stairwell.

Double glazed window to front, double radiator, fire surround

DINING ROOM 9'75 (2.97m) x 8.26 (2.51m) Patio doors into conservatory

KITCHEN 9'70 (2.95m) x 5'93 (1.80m)

Double glazed window to rear, fitted with a range of wall and base units with roll top work surfaces, tiled splashbacks, space for cooker and fridge.

CONSERVATORY 11'88 (3.62m) x 8'82 2.68m Double glazed windows to rear and side, double glazed doors to rear garden, tiled floor

FIRST FLOOR LANDING

Double glazed window side, storage cupboard, loft access.

BEDROOM ONE 10'92 (3.32m) x 10'20 (3.10m) measurements including wardrobes Double glazed window to front, fitted wardrobes, single radiator.

BEDROOM TWO 11'98 (3.65m) x 7'16 (2.18m) min. measurements excluding recess. Double glazed window to rear, single radiator.

BATHOOM

Three piece suite comprising panelled bath, low level w.c, hand basin, double glazed window to rear, tiled walls, single radiator.

FRONT GARDEN Low maintenance garden, driveway leading to attached garage.

REAR GARDEN Mainly laid to lawn, fenced boundaries.

SIDE GARDEN Patio area, door leading to garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: None Mobile Signal Coverage Blackspot: No Parking: Garage 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 1984 Ground Rent: £17.50 per 6 month.

COUNCIL TAX BAND: B EPC RATING: TBC

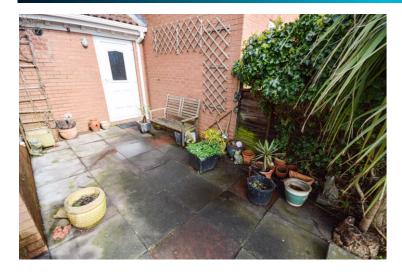
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Money Launching Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.