



## Albatross Way Blyth

This gorgeous extended semi detached on the highly sought after Albatross Way, South Beach, Blyth, will make a fantastic family home. The property is on a larger than average plot and briefly comprises porch, lounge, dining room, extended kitchen, three bedrooms, family bathroom. The property has gas central heating and double glazing. Boasting well kept gardens to front, side and rear, detached garage and off street parking. With no upper chain. Internal viewings highly recommended. 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.

Asking Price **£190,000**

ROOK  
MATTHEWS  
SAYER

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# Albatross Way

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE

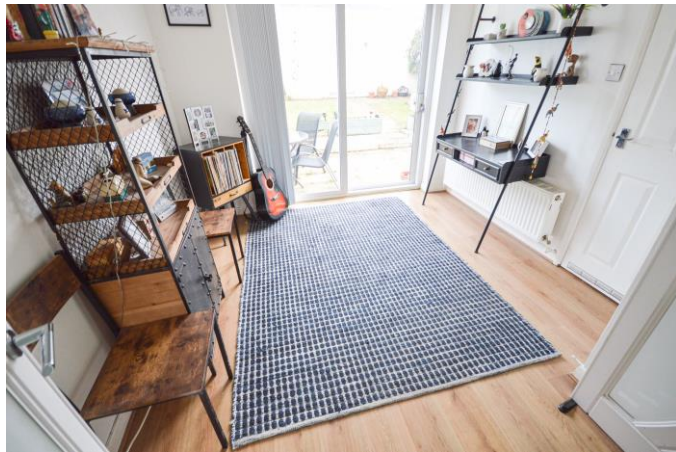
UPVC entrance door

#### ENTRANCE HALLWAY

Double glazed windows to side, radiator, stairs leading to first floor landing

#### Lounge 13'68 (4.12) x 13'10 (3.99)

Double glazed window to front, double radiator



#### DINING ROOM 10'89 (3.25) X 9'44 (2.84)

Double glazed patio doors leading to rear garden

#### KITCHEN ONE 14'22 (4.32) X 4'62 (1.40) & KITCHEN TWO 10'86 (3.25) X 7'34 (2.21)

Double glazed window to rear and side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated dish washer, plumbed for washing machine, storage cupboard

#### FIRST FLOOR LANDING

Loft access



#### BEDROOM ONE 11'42 (3.45) X 10'28 (3.10) maximum measurements into recess, excluding wardrobes

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

#### BEDROOM TWO 11'44 (3.45) X 9'17 (2.77) maximum measurements into recess

Double glazed window to rear, single radiator

#### BEDROOM THREE 9'86 (2.95) X 6'52 (1.96)

Double glazed window to side, single radiator

#### BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, wash hand basin set in vanity unit, low level WC, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring



#### FRONT GARDEN

Laid mainly to lawn, bushes and shrubs

#### REAR GARDEN

Laid mainly to lawn, south facing

#### SIDE GARDEN

#### GARAGE

Single

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre (premises)
- 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**

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: C**

BLO0011046.AJ.DS.08/05/2024.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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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