



Blida Close Blyth

Show home standard, simply stunning. Four bedroom extended detached property pleasantly situated in a cul-de-sac position on this sought after development. Close to the town centre, with Ridley Park and the beach also in close proximity, offering a desirable location. The property briefly comprises: Beautiful hallway, large light and airy lounge with feature bay window, fabulous extended show stopping dining kitchen with integrated appliances and bi-fold doors to the garden, downstairs cloaks/WC and utility room. Four good size bedrooms to the first floor, the master bedroom with En-suite shower room and contemporary bathroom suite. To the outside you have a low maintenance garden to the front with off street parking for two cars and a fabulous rear garden perfect for those alfresco evenings. Interest in this property will be high call 01670 352900 or email

Asking Price **£300,000**

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PROPERTY DESCRIPTION

ENTRANCE

Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing

CLOAKS/WC

Low level WC, hand basin, double glazed window, part tiling to walls

LOUNGE 16'28 (4.93) X 11'04 (3.45)

Double glazed window to front

KITCHEN 21'12 (6.43) X 20'85 (6.30) maximum measurements into recess

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, space for fridge/freezer, integrated dish washer, spotlights, centre island, bi-fold doors, velux window

UTILITY ROOM 16'99 (5.11) X 5'03 (1.52)

Fitted base units, stainless steel sink unit, plumbed for washing machine, door to garden

FIRST FLOOR LANDING

Built in storage cupboard

LOFT

BEDROOM ONE 11'69 (3.51) X 11'15 (3.38) minimum measurements excluding wardrobes

Double glazed window to front, single radiator, fitted wardrobes

EN-SUITE

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

BEDROOM TWO 13'70 (4.15) X 8'32 (2.52) minimum measurements excluding recess

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

BEDROOM THREE 10'04 (3.05) X 9'50 (2.87) maximum measurements into recess

Double glazed window to rear, single radiator

BEDROOM FOUR 12'77 (3.84) X 9'11 (3.02)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: panelled bath, hand basin, low level WC, double glazed window to rear, part tiling to walls

FRONT GARDEN

Laid mainly to lawn, double off street parking leading to garage



REAR GARDEN

Laid mainly to lawn, patio area

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage and double 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 1st July 2013

Ground Rent: £150 per annum.

Service Charge: £10.25 per month

Any Other Charges/Obligations: Building insurance £33.19 per month

COUNCIL TAX BAND: D

EPC RATING: B

BL00011073.AJ.DS.21/05/2024.V.1

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	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.

16 Branches across the North-East

