



## Gordon Road Blyth

A charming, traditional semi detached family home within close proximity to Ridley Park and the Beach. The property benefits from downstairs cloaks/WC, superb sized lounge with log burner, separate dining room, splendid re-fitted white kitchen with appliances, newly fitted boiler 2021, new double glazed windows and doors 2023. Two double bedrooms to the first floor and stunning newly fitted shower room. Private and pleasant rear garden and garden to the front. 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 **£130,000**

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MATTHEWS  
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# Gordon Road

## Blyth

### PROPERTY DESCRIPTION

#### Entrance

Double glazed entrance door

#### Hallway

Wood effect laminate flooring, double glazed window, radiator, turned staircase leading first floor

#### Downstairs Cloaks/WC

Low level WC, double glazed window, wood effect laminate flooring

#### Lounge 14'98 (4.50) x 14'68 (4.42) maximum measurements apply

Attractive feature fireplace with log burner and inset, storage cupboard, wall lights, double glazed window to front, coving to ceiling, radiator, wood effect laminate flooring

#### Dining Room 11'62 (3.57) x 6'96 (2.06)

Wood effect laminate flooring, radiator, large under-stair cupboard, double glazed window to rear

#### Kitchen 13'2 (4.01) x 7'67 (2.29)

Splendid white kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob with stainless steel extractor above, one and a half bowl sink unit with hot and cold mixer taps, brick effect tiling, concealed Baxi combination boiler, double glazed window, radiator, plumbed for automatic washing machine, coving to ceiling, door to garden

#### First Floor

Loft access

#### Bedroom One 13'69 (4.12) x 10'52 (3.18)

Radiator, double glazed window to front, built in cupboards, telephone point

#### Bedroom Two 11'36 (3.43) x 8'03 (2.44)

Spacious double bedroom, radiator, double glazed window to side, storage cupboard, picture rail

#### Shower Room

Double glazed window, hand basin set in vanity unit, low level WC, shower cubicle, radiator



## Externally

Pleasant front garden area, side path, lawned area, fencing, driveway

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: On street



## 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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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