



## Shearwater Way Blyth

This fantastic extended family home on Shearwater Way, situated on the highly sought after South Beach Estate, Blyth is being sold with the benefit of no upper chain. The property briefly comprises: porch, lounge, separate extended dining room and extended breakfasting kitchen. To the first floor you have three bedrooms and family bathroom with separate WC. Gardens to the front and back with double length garage and off street parking. 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.

# £175,000

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ROOK  
MATTHEWS  
SAYER

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# Shearwater Way

## Blyth

### ENTRANCE

Porch UVPC entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, double glazed window to side

### LOUNGE 13'74 (4.15) X 13'10 (4.22) maximum measurements into recess

Double glazed window to front, fire surround with electric fire inset and hearth, built in storage cupboard



### DINING ROOM 19'00 (5.79) X 8'99 (2.67) maximum measurements into recess

Single radiator, door to rear garden

### KITCHEN 18'97 (5.72) X 7'04 (2.13) maximum measurements into recess

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for fridge/freezer, plumbed for washing machine, double glazed window to rear, double glazed door to the garage which has access into garden



### FIRST FLOOR LANDING

Loft access, pull down ladders, partially boarded

### BEDROOM ONE 13'18 (3.99) X 10'22 (3.10) maximum measurements including wardrobes

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

### BEDROOM TWO 9'30 (2.82) X 9'09 (2.74) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator

### BEDROOM THREE 9'80 (2.95) X 6'49 (1.93) maximum measurements into recess

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



### BATHROOM

Double glazed window to rear, panelled bath, wash hand basin, part tiled walls, radiator.



**SEPARATE W.C**

Double glazed window, low level w.c

**FRONT GARDEN**

Low maintenance with gravelled area, driveway leading to garage.

**REAR GARDEN**

Laid mainly to lawn, southerly facing.

**GARAGE**

Double length single 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.

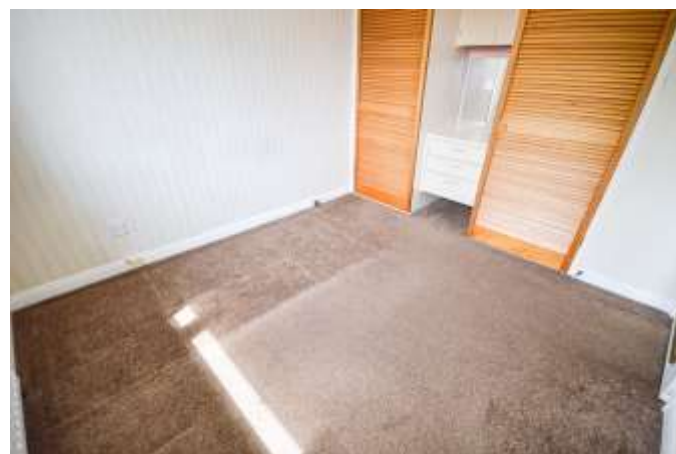
**TENURE**

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: TBC**

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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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