



Carrick Drive Blyth

This Beautifully presented Two Bedroom Detached Bungalow (used to be a three Bedroom) has been refurbished to a very high standard by the current owner. Fabulous plot, located on this popular street, in a cul-de-sac position on the ever popular South Beach Estate. The bungalow briefly comprises: hallway, generous lounge/diner recently refitted extended kitchen with integrated appliances, two bedrooms and re-fitted bathroom. Attractive frontage, driveway with off street parking and garage, interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Offers In Excess Of **£255,000**

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PROPERTY DESCRIPTION

Double Glazed Entrance Door to: ENTRANCE PORCH

Two double glazed windows

ENTRANCE HALLWAY

Radiator, storage cupboard, loft access with pull down ladder, boarded, electric light, housing the combi boiler

LOUNGE: (front): 17'3 x 10'10, (5.26m x 3.30m)

Spacious lounge with attractive feature fireplace and electric fire, double radiator, coving to ceiling, double glazed window

KITCHEN: 10'4 x 7'7, (3.5m x 2.31m)

A range of fitted base, wall and drawer units, roll edge worktops, co-ordinating one and a half bowl sink unit with mixer taps, double electric oven, induction hob and cooker hood, integrated microwave, fridge/freezer, and washing machine, radiator, spot lights, breakfast bar, PVC cladding to ceiling, double glazed window, double glazed doors leading to rear garden



BEDROOM ONE: (rear): 11'9 x 10'9, (3.58m x 3.28m)

Pleasantly overlooking the rear garden and a generous range of fitted robes and bedside storage, double glazed window, radiator

BEDROOM TWO: (front) 9'54 X 9'6 (2.87 X 2.90)

Double glazed window, fitted wardrobes, radiator

SHOWER ROOM

Re-fitted shower room comprising of, shower cubicle, chrome shower, pedestal washbasin, low level WC, radiator, double glazed window, PVC cladding to walls and ceiling, spot lights

EXTERNALLY

Substantially improved, low maintenance rear garden with feature paving, borders, conifers and shrubs, gated access to front with, block paved driveway and feature gravelling

GARAGE

Electric roller shutter door



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Satellite
- Mobile Signal Coverage Blackspot: Yes
- 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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency



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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