



## Marine Terrace Blyth

Brief property outstanding, fully refurbished stylish four bedroom terrace house of substantial proportions, presented over three floors. One of the most beautiful examples of its type in the Blyth area, an internal inspection is essential to appreciate how exceptional this family home is. The property is close to Ridley Park and being sold with the benefit of no upper chain and briefly comprises: Entrance vestibule, hallway, stunning lounge, gorgeous newly fitted kitchen diner and separate utility room/WC. Three bedrooms to the first floor, stylish four piece family bathroom. To the top floor you have the exceptional master bedroom of superb proportions and elegant En-suite bathroom. To the front you have forecourt large enough to fit two vehicles and private yard to rear, Interest in this property will be extremely high call soon to arrange your viewing.

Asking Price **£195,000**

ROOK  
MATTHEWS  
SAYER

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Marine Terrace

## Blyth

### ENTRANCE

Entrance door

### HALLWAY

Stairs leading to first floor landing

### CLOAKS/WC

Low level WC, pedestal wash hand basin



### LOUNGE 17'44 x 14'82 (5.28m x 4.47m) maximum measurements include recess

Double glazing bay window, double radiator and electric fire, media wall

### KITCHEN 14'14 x 11'43 (4.29m x 3.45m)

Newly fitted kitchen, single radiator. Range of floor, wall and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric cooker, induction hob, integrated fridge and dish washer

### UTILITY 10'22 x 7'27 (3.10m x 2.18m)

Base units with roll edge work surfaces, co-ordinating sink unit with mixer tap, under counter space, doors leading to rear yard,



### FIRST FLOOR LANDING

Built in storage cupboard

### BEDROOM ONE 19'18 x 15'34 (5.82m x 4.65m)

Three velux windows, spot lights, double radiator

### EN-SUITE

Fully refurbished, walk in shower, hand basin, low level WC, heated towel rail, velux window

### BEDROOM TWO 14'14 x 11'35 (4.29m x 3.43m)

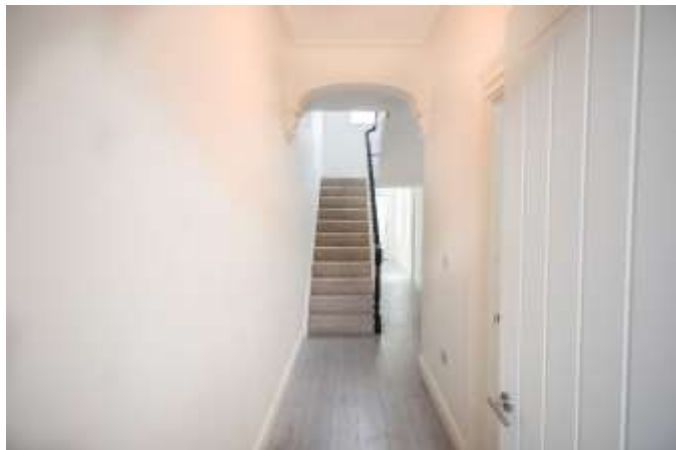
Double glazed window to the rear

### BEDROOM THREE 12'50 x 8'82 (Maximum measurements include Recess

Double glazed window to the front and single radiator

### BEDROOM FOUR 11'03 x 6'30 (3.35m x 1.91m)

Double glazed window to the front



### BATHROOM

3 piece suite comprising: panelled bath, wash hand basin, low level WC and heated towel rail

### REAR YARD

Enclosed yard to the rear

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre (cabinet)  
Mobile Signal Coverage Blackspot: No  
Parking: Off street parking

**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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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**

