



Albatross Way Blyth

Rarely available, we have fallen in love with this gorgeous, four bedroom detached family home. Substantially extended on the ground floor, and boasting an impressive frontage. Within the catchment area for Bede Academy and within close proximity to the Beach, local shops and bus routes, this property offers a fantastic opportunity for the family. Excellent sized hallway, lounge with feature bow window, separate dining room enjoying views of the rear garden, contemporary fitted kitchen with integrated appliances, extended dining area with door opening to the side patio. Finally, take a walk into this gorgeous garden room, the French doors opening to the garden, allowing a beautiful room to relax and read in, downstairs cloaks/WC. First floor landing area, four bedrooms, all with fitted robes, family bathroom with shower. Lovely, enclosed rear garden with patio, lawn, summerhouse and side patio. Extensive front with three/four car driveway, lawn and garage. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing

Asking Price **£275,000**

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Albatross Way

Blyth

ENTRANCE

Double glazed entrance door

ENTRANCE HALLWAY

Spacious hallway with radiator, coving to ceiling, under stairs cupboard, spindle staircase to the first floor, dado rail

DOWNSTAIRS CLOAKS/W.C

Hand washbasin, low level W.C., tiled floor, fully tiled walls, double glazed window



LOUNGE: (front): 12'10 x 14'6, (3.73m x 4.41m)

Spacious and well-presented lounge with measurements into feature double glazed bow window, radiator, double doors to diner:

DINING ROOM: (rear): 12'3 x 9'5, (3.73m x 2.87m)

Overlooking the rear patio area, radiator, double glazed window, dado rail, coving to ceiling

KITCHEN: 11'10 X 10'4, (3.60m x 3.14m)

A contemporary fitted kitchen incorporating a range of stylish, base, wall and drawer units, co-ordinating worktops, integrated double oven, hob and cooker hood, housed washing machine, spotlights to ceiling, tiled splash backs, double glazed window, down lighters

EXTENDED BREAKFASTING ROOM: 11'6 x 8'8, (3.50m x 2.64m)

Gorgeous room with double glazed door opening to the side area, tiled floor, electric heater



GARDEN ROOM: 10'6 x 8'9, (3.20m x 2.66m)

Perfect for a variety of leisure activities, open the double glazed French doors and enjoy the garden, double glazed window, wall light

FIRST FLOOR LANDING AREA

Double glazed leaded window, dado rail

BEDROOM ONE 13'7 x 10'7, (4.14m x 3.22m)

Fitted robes and over bed storage, co-ordinating dressing table and bedside mirrored units, radiator, double glazed window to front

BEDROOM TWO 11'1 x 10'6, (3.37m x 3.20m)

Radiator, double glazed window to rear, fitted robes and drawers with over-bed storage

BEDROOM THREE 10'7 x 9'4, (maximum measurements)

Double glazed window to front, radiator

BEDROOM FOUR 9'5 x 7'3, (2.87m x 2.20m)

Double glazed window to rear, radiator



FAMILY BATHROOM:

Family bathroom suite comprising of, bath, electric shower, pedestal washbasin, low level W.C. radiator, fully tiled walls, modern flooring

EXTERNALLY:

A lovely, enclosed rear garden with several aspects. Benefiting from, lawn, borders, patios, large side patio area, summerhouse, gated access to the front. The front of the property has an extensive area with lawn and three/four car driveway, attached garage with power and lighting, door from the rear of the garage to the back garden

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: ADSL (modem)
- 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.

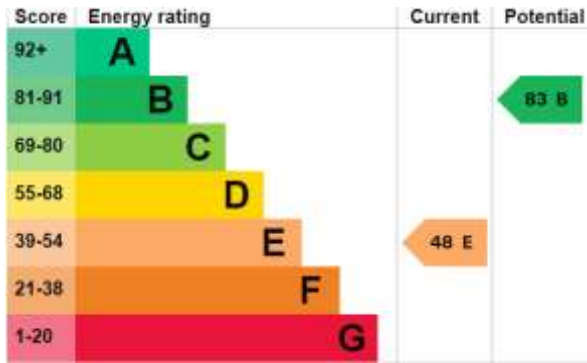
TENURE

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: D

EPC RATING: E

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