



Trident Drive Blyth

This simply stunning detached house on this highly sought after South Shore development, minutes from the beach, would make a gorgeous family home. Beautifully presented throughout and boasting: entrance hall, downstairs WC, fantastic light and airy lounge with bay window. Stunning dining kitchen, Utility Room, conservatory and Downstairs WC. To the first floor there are three double bedrooms the master with En-Suite and fantastic contemporary family bathroom with WC. To the front you have a garden and off street parking. To the rear you have an enclosed rear garden, perfect for those alfresco evenings, with gate leading to garage and off street parking. We anticipate an extremely high level of viewings on this spectacular property. Call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£245,000**

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

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MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

CLOAKS/WC

Low level WC, hand basin, part tiling to walls, single radiator, tiled flooring



LOUNGE 15'79 (4.75) X 12'90 (3.89) maximum measurements into recess

Double glazed window to front, single radiator

KITCHEN/DINER 18'01 (5.49) X 12'15 (3.68) maximum measurements into recess

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, integrated fridge/freezer and dish washer, tiling to floor, spot lights, double glazed doors to conservatory

UTILITY ROOM

Fitted wall and base units/work surfaces, space washing machine and tumble dryer, single radiator, newly fitted boiler, door to rear garden



CONSERVATORY 11'06 (3.35) X 8'14 (2.46)

Double glazed doors leading to rear garden

FIRST FLOOR LANDING

Built in storage cupboard

LOFT

Boarded

BEDROOM ONE 12'97 (3.89) X 10'02 (3.05) maximum measurements into recess

Double glazed window to front, single radiator

EN-SUITE

Double glazed window to front, wash hand basin, shower cubicle, tiling to walls, heated towel rail, spotlights, tiled floor



BEDROOM TWO 10'02 (3.05) X 7'82 (2.33) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator, fitted wardrobes and drawers

BEDROOM THREE

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to side, single radiator, tiled flooring

REAR GARDEN

Low maintenance garden, artificial turf, patio area, flower beds, gate leading to garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage

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: C

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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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