



Thirwall Way Blyth

Outstanding, beautifully presented and positioned semi detached family home on this highly sought after estate. Close to local schools, Asda and links to the A189 and A1. The property itself boasts accommodation over three floors and briefly comprises; Lounge, Kitchen Diner with some integrated appliances, double doors to the rear garden and downstairs WC. To the first floor there are three good size bedrooms and a family bathroom. To the top floor you have the master bedroom with fitted robes and En-suite shower room. The property also boasts a charming westerly facing rear garden, leading to a Garage and off street parking. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£200,000

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Thirlwall Way

Blyth

ENTRANCE

UPVC entrance door

CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

LOUNGE 14'39 (4.34) X 11'49 (3.45) maximum measurements into recess

Double glazed window to front, double glazed radiator, built in storage cladding



KITCHEN/DINING ROOM

Double glazed window to rear, single radiator, range of wall, floor and drawer units with c-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted fan assisted oven, gas hob, integrated fridge/freezer and dish washer, plumbed for washing machine, double glazed door to rear garden

FIRST FLOOR LANDING

Double glazed window to front, built in storage cupboard

BEDROOM ONE 16'87 (5.08) X 9'22 (2.79) maximum measurements into bay

Double glazed window to front, fitted wardrobes, built in cupboard, velux window to rear

EN-SUITE

Low level WC, hand basin, single radiator, shower cubicle, part tiling to walls, velux window



BEDROOM TWO 9'61 (2.90) X 8'85 (2.64)

Double glazed window to front, single radiator

BEDROOM THREE 8'98 (2.67) X 7'55 (2.26)

Double glazed window to rear, single radiator

BEDROOM FOUR 7'64 (2.29) X 6'23 (1.88)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: shower over panelled bath, hand wash basin, low level WC, double glazed window to side, heated towel rail



REAR GARDEN

Laid mainly to lawn, patio area, westerly facing, with gate to parking and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: garage and allocated parking

Managed Freehold: £75 per annum

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.

ACCESSIBILITY

This property is suitable for wheelchair users:

- Level access to front door
- Wide doorways

AGENTS NOTE:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 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.

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