



Park Road Blyth

- Mid Terraced House
- Three Bedrooms
- No Upper Chain
- Off Street Parking
- Freehold
- Close to Ridley Park and The Beach

£ 117,500

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ROOK
MATTHEWS
SAYER

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Park Road Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Window to front, wood flooring, staircase to first floor with spindle banister, under stairs cupboard, meter cupboard, radiator

LOUNGE 13'10 (4.22) X 12'10 (3.91)

Doubled glazed window to front, inglenook fireplace, coving to ceiling, ceiling rose, double radiator

KITCHEN/DINER 19'9 (6.02) X 25'5 (7.75) maximum measurements into recess

SUN ROOM 7'9 (2.36) X 8'9 (2.67)

Double glazed UPVC windows to rear and side

FIRST FLOOR LANDING

Access to loft space

BEDROOM ONE 13'11 (4.24) X 12'3 (3.25)

Double glazed window to front, coving to ceiling, ceiling rose, radiator

BEDROOM TWO 14'10 (4.52) X 10'8 (3.25)

Two double glazed windows to rear, built in cupboard housing combi boiler, coving to ceiling, ceiling rose, built in shelved cupboard, radiator

BEDROOM THREE 7'7 (2.31) X 10'4 (3.15)

Double glazed window to front, coving to ceiling, radiator

BATHROOM / WC

Good sized family bathroom, four piece suite comprising: Corner bath, electric shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, double radiator, frosted double glazed window to rear

FRONT GARDEN

Town garden

REAR YARD

Mainly paved area, patio area, walled surrounds, up and over garage door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating & Wood burner/open fire

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Off street parking to rear

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: A

EPC RATING: D

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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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