



South View

Blyth

A gorgeous, fully refurbished Three Bedroom House on this popular street, just off Plessey Road. Convenient for most local amenities, schools and the beach. The property briefly comprises: entrance hallway, lounge. Contemporary breakfasting kitchen with integrated appliances and downstairs WC. Three double bedrooms to the first floor and stunning family bathroom with WC. The property boasts a large enclosed South facing garden, perfect for those alfresco evenings, with a paved area to the front providing off street parking. With a newly fitted roof and an EV charger to the drive. Interest in this fantastic property will be high call soon to arrange your viewing.

Offers in Excess of £145,000

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator

CLOAKS/WC

Low level WC and a double glazed window



LOUNGE 18'1 x 12'4 (5.51m x 3.76m) maximum measurement includes recess

Double glazed window to rear, single radiator.

KITCHEN/DININGROOM 11'1 x 10'8 (3.38m x 3.25m)

Double glazed window to front, range of wall, floor and drawer units with co-ordinating edge work surfaces, built in electric oven and hob, integrated fridge/freezer and washing machine with tiling to floor

BEDROOM ONE 11'6 x 11'1 (3.51m x 3.38m) Maximum measurements include recess

Double glazed window, single radiator and built in cupboards



BEDROOM TWO 12'4 x 9'9 (3.76m x 2.97m) Maximum measurements exclude recess

Double glazed window, single radiator and built in cupboards

BEDROOM THREE 8'9 x 7'9 (2.67m x 2.36m)

Double glazed window, single radiator and built in cupboards

FIRST FLOOR LANDING

Double glazed window to side

LOFT

Lighting

BATHROOM

3 piece white suite comprising: Panelled bath and shower and a heated towel rail, double glazed window to rear, separate WC



FRONT GARDEN

Driveway with off street parking, EV charger

REAR GARDEN

South facing low maintenance garden with patio area

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas
 Broadband: Fibre to premises
 Mobile Signal Coverage Blackspot: No
 Parking: 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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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.

16 Branches across the North-East

