



Bexhill Square | Blyth | NE24 3TX

£140,000



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Semi Detached Bungalow

Garage and Off Street

Sought After South Beach

Low Maintenance Front & Rear Gardens

Two Bedrooms

No Upper Chain

Cul-De-Sac

ROOK
MATTHEWS
SAYER

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator, loft access, partially boarded and power

LOUNG 15'03 (4.57) X 10'37 (3.12)

Double glazed window to front, double radiator, gas fire

KITCHEN 7'76 (2.31) X 5'14 (1.55)

Double glazed window to front, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, storage cupboard

BEDROOM ONE 13'33 (4.04) X 7'54 (2.26)

Double glazed window to front, single radiator, built in cupboard

BEDROOM TWO 9'32 (2.82) X 6'91 (2.06) minimum measurements excluding recess

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin set in vanity unit, low level WC, spotlights, double glazed window to side, single radiator

FRONT GARDEN

Low maintenance garden, off street parking

REAR GARDEN

Low maintenance garden, southerly facing

GARAGE

Single, electric door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: TBC

BL00011589.AJ.DS.15/05/2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 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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**ROOK
MATTHEWS
SAYER**