



Warkdale Avenue | Blyth | NE24 4EH

£160,000



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Semi Detached bungalow

Cul-De-Sac

Sought After Estate

Two Bedrooms

Garage & Driveway

No Upper Chain

The sale of this Property is

ROOK
MATTHEWS
SAYER

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator, storage cupboard

LOUNGE 13'45 (4.06) X 11'47 (3.45) maximum measurements into recess

Double glazed window to front, single radiator, fire surround with gas fire, inset and hearth

KITCHEN 10'89 (3.25) X 10'42 (3.15)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed door to lean-to

BEDROOM ONE 11'50 (3.48) X 11'04 (3.35)

Double glazed window to front, single radiator

BEDROOM TWO 10'93 (3.28) X 8'57 (2.57)

Double glazed doors to rear gardens

SHOWER ROOM

3 piece suite comprising: Electric shower cubicle, low level WC, double glazed window to rear, single radiator, tiling to walls, loft access

FRONT GARDEN

Laid mainly to lawn, low maintenance, off street parking

REAR GARDEN

Laid mainly to lawn, bushes and shrubs, door to garage

GARAGE

Single, electric door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

Accessibility: Suitable for wheelchairs, level access

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

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: B

EPC RATING: TBC

BL00011570.AJ.DS.23/05/2025.V.1



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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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SAYER**