



Hortondale Grove | Blyth | NE24 5PH

£95,000



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ROOK
MATTHEWS
SAYER

Gorgeous Two Bedroom House

Freehold

Sought After Area

**Mains Water, Sewage and
Electricity**

**Off Street Parking and Large
Rear Garden**

Close To Shops and Transport

For any more information regarding the property please contact us today

Occupying a lovely spot on Hortondale Grove, this two-bedroom semi-detached home offers an inviting start for buyers seeking space and convenience. Tucked away in a highly sought-after location, the property combines charm, practicality, and potential. The entrance leads into a well-appointed kitchen, complete with a built-in storage cupboard, providing ample space for day-to-day cooking and essential storage. From here, a bright and welcoming lounge offers a comfortable living area with views over the generous rear garden, making it the perfect space for relaxing or entertaining family and friends. The rear garden is a particular highlight, offering plenty of space for outdoor activities and gardening. It also benefits from a sturdy brick-built outhouse, ideal for storage, a workshop, or a hobby area, adding versatility to the outdoor space. Upstairs, the first floor comprises two generously sized bedrooms and a family bathroom, providing comfortable accommodation for a small family, couple, or individuals looking for extra space. Both bedrooms enjoy natural light, creating a bright and airy feel throughout the home. To the front of the property, off-street parking ensures convenience and peace of mind. Set within a peaceful and desirable area of Hortondale Grove, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for a variety of buyers. With its combination of location, practicality, and potential for further enhancement, this charming two-bedroom semi-detached property is an opportunity not to be missed. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

Via double glazed door.

HALLWAY

Staircase to first floor, doors to kitchen and lounge.

LOUNGE 14'10 X 10'05

Double glazed window to rear, electric fire, alcoves, , radiator.

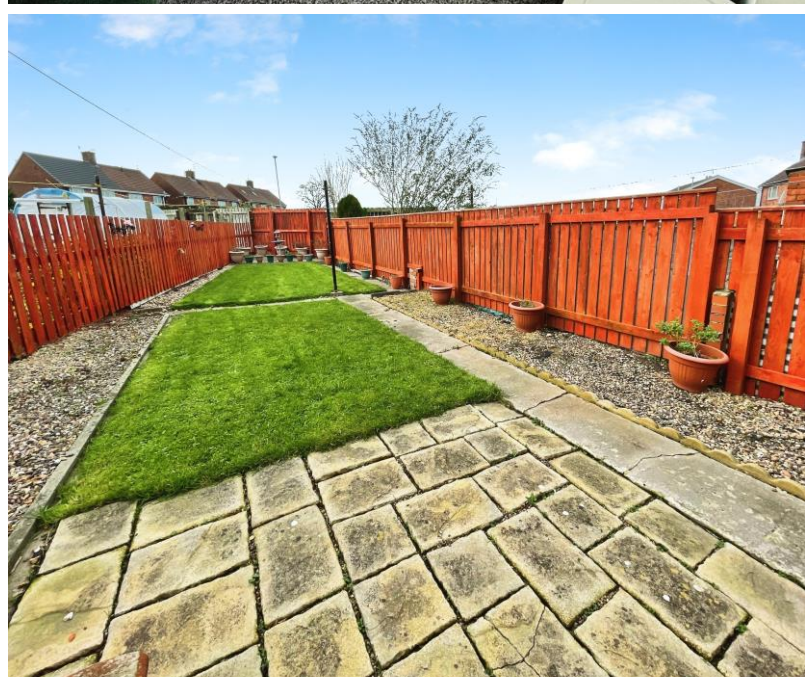
BREAKFAST KITCHEN 10'03 X 10'10

Fitted with a range of wall and base units, work surfaces, single sink and drainer unit, extractor hood, electric cooker point, space for washing machine, built in cupboards housing meters, space for fridge freezer, radiator, double glazed window to front, double glazed door to side.

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STAIRS TO FIRST FLOOR LANDING

Double glazed window to side

BATHROOM/WC

White 3 piece suite comprising: panelled bath, pedestal hand wash basin, low level WC, part tiled walls, radiator, double glazed frosted window to front.

BEDROOM ONE 14'11 X 10'07

Double glazed window to rear and radiator.

BEDROOM TWO 9'08 X 10'07

Double glazed window to front, built in wardrobes, built in cupboard housing hot water tank, radiator.

FRONT GARDEN

Mainly laid to lawn, off street parking

REAR GARDEN

Lawned, gravel and patio areas, paved walkways and shrub borders, fenced boundaries, gated access to front and rear, 1 x brick outhouses.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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

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"DoubleClick Insert Picture" floorplan tbc

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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