



Primrose Gardens | Blyth | NE24 4TY

## Offers over £190,000

This luxurious and impeccably styled semi-detached family home occupies a prime position within the highly sought-after Portland Wynd development. Finished to an exceptional standard and enhanced by a host of quality upgrades throughout, the property enjoys a desirable westerly aspect and an improved, well-established rear garden, together with a rear garage and driveway. Ideally located close to the new train station and surrounded by lovely walks, the home perfectly balances convenience with a superb lifestyle setting. Internally, the accommodation is both elegant and practical, featuring a splendid kitchen with integrated appliances, a stylish downstairs cloakroom/W.C., and a spacious rear lounge/dining room where French doors open directly onto the garden, creating a wonderful space for entertaining and relaxed summer living. To the first floor are three beautifully presented bedrooms, including two generous doubles, with the principal bedroom benefiting from contemporary fitted wardrobes and a stunning En-suite shower room. Completing the accommodation is a gorgeous family bathroom, finished with mirrored walls, a white suite and modern tiling, further enhancing the refined feel of this exceptional family home. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.



3



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2

**Stunning Semi on the Highly Regarded Portland Wynd**

**West Facing Rear Garden, Garage and Drive**

**Downstairs Cloaks/w.c., Fabulous En-Suite**

**Leasehold, 999 from 2025 with Approximately 988 Left Epc Rating B, Council Tax Band B**

**Immaculate, Lounge/Dining Room with Doors to Garden**

**Splendid Kitchen with Appliances**

**Three Bedrooms, Master with Robes**

**Mains Electric, Sewerage, Water Gas Heating, Fibre to Premises Broadband**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

##### **ENTRANCE HALLWAY:**

Turned staircase to the first floor, radiator

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c, radiator, tiled splash backs.

**LOUNGE/DINING ROOM: (rear): 16'8 x 14'10, (5.12m x 4.29m),**

Maximum measurements into alcove and recess, a beautifully presented lounge and dining area enjoying double glazed French doors, opening to the rear garden, large under-stair cupboard, additional double glazed window, two radiators

**KITCHEN: 10'6 x 7'5, (3.23m x 2.29m),**

A fabulous, white fitted kitchen incorporating a range of base, wall and drawer units, coordinating worktops, integrated fridge and freezer, electric oven, gas hob and stainless steel cooker hood, plinth heaters, radiator, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, Georgian bar double glazed window, laminate effect flooring

##### **FIRST FLOOR LANDING AREA:**

Loft access, storage cupboard containing combination boiler

##### **BATHROOM:**

A stunning, upgraded family bathroom comprising of bath with chrome recessed hot and cold controls, half pedestal sink unit with mixer taps, low level w.c with push button cistern, tiled floor, modern tiling to walls, panelled ceiling with spotlights, fitted mirrored walls, radiator, ceiling extractor

**MASTER BEDROOM: (front): 10'6 x 8'0, (3.23m x 2.4m),**

Plus door recess, large fitted storage cupboard, attractive, contemporary sliding mirrored robes, radiator, Georgian Bar double glazed window, door to:

##### **EN-SUITE SHOWER ROOM:**

Large shower cubicle with recessed chrome controls and daisy waterfall spray from ceiling, half pedestal sink unit with mixer taps, low level w.c with push button cistern, tiled floor and tiled shower area and splash backs, Georgian Bar double glazed window, radiator

**BEDROOM TWO: (rear): 10'10 x 7'9, (3.07m x 2.40m),**

Radiator, double glazed window

**BEDROOM THREE: (rear): 7'3 x 6'8, (2.22m x 2.07m),**

Radiator, double glazed window

##### **EXTERNALLY:**

A beautiful, substantially improved rear garden with a delightful Westerly aspect. Paved patio, lawned area with borders, mature shrubs and plants, gated access to side, leading to detached garage and driveway. Enclosed front garden area with lawn and path, fence and gated access



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#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway, garage and on street parking

#### **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**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 2017 and 988 approximately remaining.

Ground Rent: £150 per annum.

Service Charge: £313

#### **COUNCIL TAX BAND: B**

#### **EPC RATING: B**

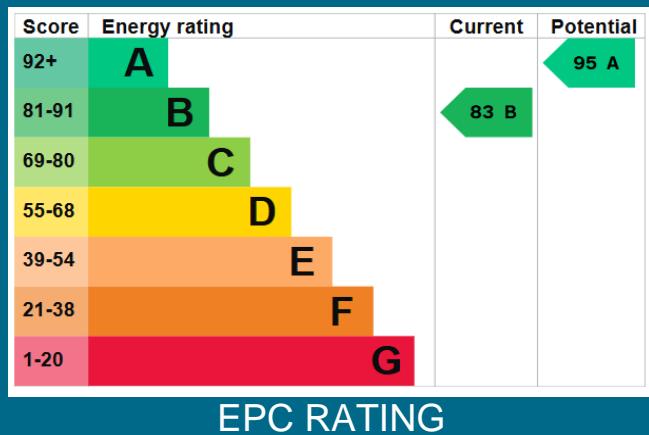
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