



## Albatross Way

### South Beach Estate, Blyth

Rarely available, we have fallen in love with this gorgeous, four bedroom detached family home.

Substantially extended on the ground floor, and boasting an impressive frontage. Within the catchment area for Bede Academy and within close proximity to the Beach, local shops and bus routes, this property offers a fantastic opportunity for the family. Excellent sized hallway, lounge with feature bow window, attractive fireplace and living flame gas fire, separate dining room enjoying views of the rear garden, contemporary fitted kitchen with integrated appliances, extended dining area with door opening to the side patio. Finally, take a walk into this gorgeous garden room, the French doors opening to the garden, allowing a beautiful room to relax and read in, downstairs cloaks/w.c. First floor landing area, four bedrooms, all with fitted robes, family bathroom with shower. Lovely, enclosed rear garden with patio, lawn, summerhouse and side patio. Extensive front with three/four car driveway, lawn and garage. You snooze, you lose with this one!

# £247,500

EPC Rating: TBC

ROOK  
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SAYER

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**Double Glazed Entrance Door with Leaded Insert to:**

### ENTRANCE HALLWAY:

Spacious hallway with radiator, coving to ceiling, under-stair cupboard, spindle staircase to the first floor, dado rail, door to:

### DOWNSTAIRS CLOAKS/W.C

Hand washbasin, low level W.C., tiled floor, fully tiled walls, double glazed window

### LOUNGE: (front): 12'10 x 14'6, (3.73m x 4.41m),

Spacious and well-presented lounge with measurements into feature double glazed bow window, attractive feature fireplace, gas coal effect fire, radiator, coving to ceiling, dado rail, double doors into:

### DINING ROOM: (rear): 12'3 x 9'5, (3.73m x 2.87m),

Overlooking the rear patio area, radiator, double glazed window, dado rail, coving to ceiling

### KITCHEN: 11'10 X 10'4, (3.60m x 3.14m),

A contemporary fitted kitchen incorporating a range of stylish, base, wall and drawer units, co-ordinating worktops, integrated double oven, hob and cooker hood, housed washing machine and dishwasher, (negotiable), spotlights to ceiling, tiled splashbacks, double glazed window, down lighters, feature arch to:

### EXTENDED BREAKFASTING ROOM: 11'6 x 8'8, (3.50m x 2.64m),

Gorgeous room with double glazed door opening to the side area, tiled floor, electric heater, opening into:

### GARDEN ROOM: 10'6 x 8'9, (3.20m x 2.66m),

Perfect for a variety of leisure activities, open the double glazed French doors and enjoy the garden whilst reading or having a coffee, double glazed window, wall light, wood effect flooring



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## FIRST FLOOR LANDING AREA:

Double glazed leaded window, dado rail

**BEDROOM ONE: (front): 13'7 x 10'7, (4.14m x 3.22m),**

Fitted robes and over bed storage, co-ordinating dressing table and bedside mirrored units, radiator, double glazed window

**BEDROOM TWO: (rear): 11'1 x 10'6, (3.37m x 3.20m),**

Radiator, double glazed window, fitted robes and drawers with over-bed storage

**BEDROOM THREE: (front): 10'7 x 9'4, (maximum measurements),**

Fitted robes and over-bed storage, shelving, dressing table, storage cupboard, double glazed window, radiator

**BEDROOM FOUR: (rear): 9'5 x 7'3, (2.87m x 2.20m),**

Fitted study desk and robe, wall units, shelving, double glazed window, radiator

## FAMILY BATHROOM:

Family bathroom suite comprising of, bath, electric shower, pedestal washbasin, low level W.C. radiator, fully tiled walls, modern flooring







**EXTERNALLY:**

A lovely, enclosed rear garden with several aspects. Benefiting from, lawn, borders, patios, large side patio area, summerhouse, gated access to the front. The front of the property has an extensive area with lawn and three/four car driveway, attached garage with power and lighting, door from the rear of the garage to the back garden

BL9136/AI/JC/29/07/20/V.1

**Tenure**

Freehold – Not Confirmed

It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.