



## Earlswood Grove

### Blyth

This charming three-bedroom detached house is situated in the highly sought-after Sandringham Park, offering a delightful blend of comfort and convenience. The property welcomes you with an inviting entrance hall, leading to a spacious lounge / dining room, creating a perfect space for both relaxing and entertaining. The well-appointed breakfasting kitchen is complemented by an adjoining utility room, providing additional practicality. A conservatory adds a bright and versatile space overlooking the rear garden, while a ground-floor cloakroom/WC enhances convenience. Upstairs, the first floor boasts three generously sized bedrooms, ideal for family living, and a contemporary family bathroom. Externally, the property features a landscaped front garden with a driveway offering ample off-street parking. The rear garden provides a private outdoor retreat, perfect for leisure and entertaining. This property combines modern living with a desirable location, making it an ideal family home. In need of some modernisation. 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.

## Offers Over £190,000

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### ENTRANCE HALL

Double glazed entrance door, double glazed windows to sides, staircase to first floor, part glazed doors to lounge, radiator

### LOUNGE/ DINING ROOM 22' 04" (6.81m) x 11' 02" (3.4m)

Double glazed bay window to front, electric fire with plaster surround, marble inset and hearth, telephone and television points, coving to ceiling, ceiling rose x 2, double glazed patio door to conservatory, one single and one double radiator



### CONSERVATORY 10' 04" (3.15m) x 9' 10" (3m)

Double glazed windows to rear and side, double glazed French door to garden, tiled floor, wall mounted electric heater

### BREAKFAST KITCHEN 10' 01" (3.07m) x 11' 10" (3.61m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, part tiled walls, integral dishwasher, fridge and freezer, television point, built in cupboard, double radiator. Wall mounted central heating boiler enclosed in unit, double glazed window to rear, door to utility

### UTILITY 5' 0" (1.52m) x 4' 11" (1.5m)

Work surfaces, space for automatic washing machine and tumble dryer, door to garage and door to downstairs cloaks/WC



### DOWNSTAIRS CLOAKS/W.C.

Low level WC, pedestal wash hand basin, tiled walls

### BEDROOM ONE 12' 09" (3.89m) x 11' 11" (3.63m)

Double glazed window to front, fitted wardrobes, radiator

### BEDROOM TWO 17' 01" (5.21m) x 8' 05" (2.57m)

Double glazed window to rear, radiator

### BEDROOM THREE 10' 04" (3.15m) x 6' 07" (2.01m)

Double glazed window to rear, radiator

### BATHROOM/WC

White three piece suite comprising corner bath with electric shower over, low level WC, tiled walls, spotlights to ceiling, double glazed frosted window to rear x 2



### REAR GARDEN

Low maintenance garden, external water supply, gated access to side

### GARAGE

Attached garage to side of property with up and over door, light and power points, access to roof space via ladders for storage

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

### ACCESSIBILITY

Level access

### 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: C**

**EPC RATING: TBC**

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