


SIGNATURE

NORTH EAST

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 Nelson Court, Blyth NE24 3UW

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Offers Over £210,000

Signature North East is delighted to showcase this charming 3-bedroom semi-detached home situated in the tranquil surroundings of Blyth. This property boasts generously sized rooms throughout, offering ample living space. Its excellent location adds to its appeal, as it is only a 10-minute stroll from Blyth Beach, with the added convenience of being close to numerous local shops and restaurants.

Upon entering this welcoming home, you step into a vestibule that leads to the converted garage area, currently utilized as a playroom. This versatile space is ready to be transformed to suit your needs. Continuing from here, you can access a convenient utility area and the living room, which showcases ample space for furnishings and a cosy electric fire. Transitioning seamlessly, you step into the open-plan kitchen/diner. In the kitchen area, you'll discover plenty of storage space through attractive wall and base units, complemented by sleek countertops. Moving to the dining area, bathed in natural light from the elegant French door leading to the rear garden, you'll find ample space for a family dining table along with any preferred furnishings.

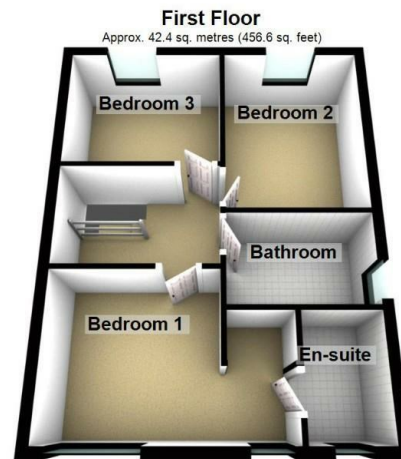
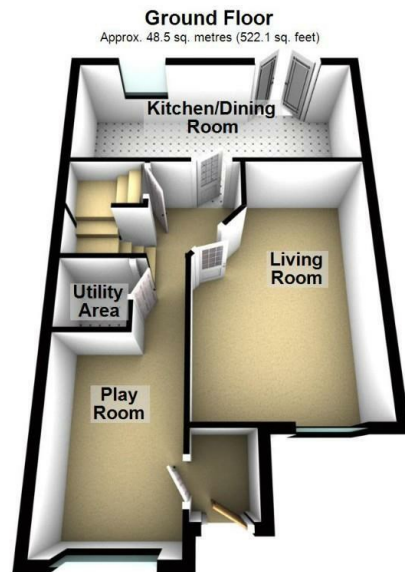
Ascending to the first floor, you will discover three generously sized bedrooms, each easily accommodating a double bed along with your preferred furnishings. The master bedroom stands out with its own ensuite, featuring a walk-in shower, handbasin with sink, and W.C. Completing the first floor is the modern-style main bathroom, which boasts a bathtub, waterfall shower, hand basin, and W.C.

Externally, to the rear of the home, you will discover a generous back garden predominantly laid with astroturf, complemented by a paved patio area ideal for additional living furnishings. This property also provides off-street parking via a large driveway, adding practicality and convenience to the overall appeal.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 90.9 sq. metres (978.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
16'3" x 10'11"

Kitchen / Dining Room
18'8" x 7'7"

Play Room
16'0" x 7'5"

Bedroom One
13'10" x 9'4"


En Suite
7'0" x 4'6"

Bedroom Two
11'3" x 8'8"

Bedroom Three
9'8" x 7'11"

Bathroom
8'7" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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