


SIGNATURE

NORTH EAST

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 Honister Way, Blyth NE24 3XB

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Offers Over £235,000

Signature North East proudly presents this exceptional three-bedroom detached property, situated on the outskirts of Blyth. This wonderful home boasts a prime location, just a stone's throw from the beautiful coastline. With Blyth town centre only a five-minute drive away, residents have easy access to a wide range of local amenities. The area is well-served by local bus routes, providing convenient connections to Newcastle city centre, perfect for commuters. The property is also surrounded by numerous schools, making it an excellent choice for families.

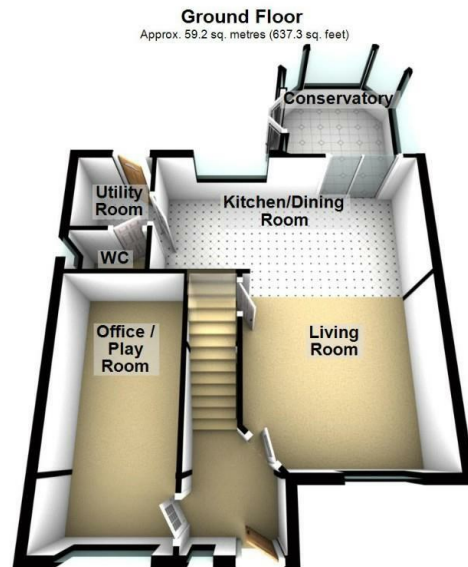
Upon entering the property, you are welcomed into a central hallway that leads to a spacious living room. This bright and inviting space is bathed in natural light, thanks to a large window. The living room is open-plan, seamlessly flowing into the kitchen and dining area. The kitchen is well-appointed with attractive wall and base units, sleek countertops, and integrated appliances, including a dishwasher. The space comfortably accommodates a dining table and even features a breakfast bar for casual dining. A convenient utility room and W.C. are also accessible from the kitchen. Adjacent to the kitchen, the conservatory, accessed via stylish sliding doors, offers a serene spot to unwind, with elegant French doors leading to the rear garden. The ground floor also includes a versatile additional reception room, currently utilised as an office or playroom.

As you ascend to the first floor, you will discover three generously sized bedrooms, each capable of comfortably accommodating a double bed and furnishings. Bedrooms one and two benefit from spacious fitted wardrobes, while bedroom three features a built-in storage cupboard. This level is completed by a large family bathroom, offering a bathtub, shower, hand basin, and W.C.

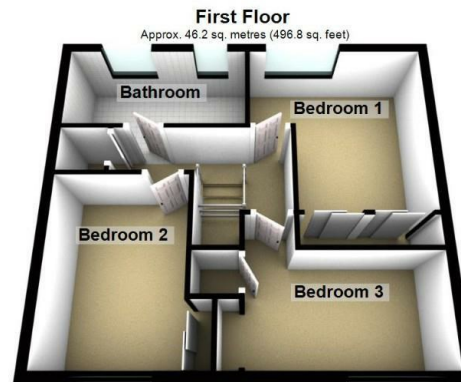


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Ground Floor
Approx. 59.2 sq. metres (637.3 sq. feet)



First Floor
Approx. 46.2 sq. metres (496.8 sq. feet)

Total area: approx. 105.4 sq. metres (1134.1 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
12'3" x 12'0"

Kitchen / Dining Room
18'3" x 8'5"

Play Room / Office
15'9" x 7'9"

Conservatory
9'5" x 8'10"

Utility Room
5'4" x 5'2"

WC
5'2" x 2'9"


Bedroom One
11'6" x 11'6"

Bedroom Two
11'8" x 8'5"

Bedroom Three
11'10" x 9'0"

Bathroom
11'10" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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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