


# SIGNATURE

## NORTH EAST

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 Alston Close, Blyth NE24 4ER



# Alston Close, Blyth NE24 4ER

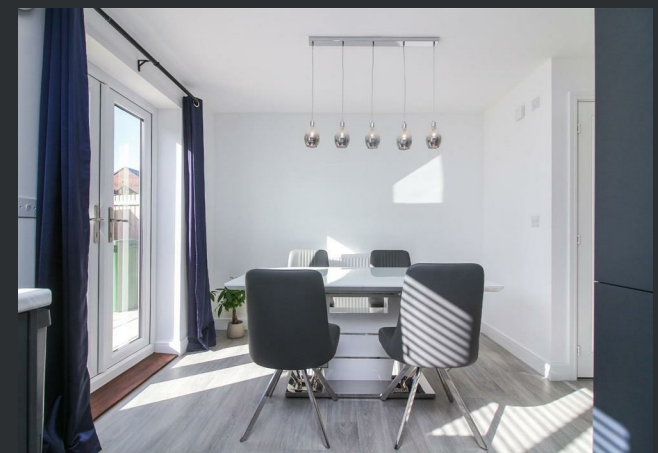
## Offers Over £199,950

Signature North East is delighted to present to the market this impressive 3-bedroom, end terraced, newly built property, situated on the outskirts of Blyth. Nestled within a quiet cul-de-sac, this home boasts an enviable location with close proximity to the stunning coast. The upcoming Northumberland train station development, just a 10-minute walk away, provides seamless access to Newcastle city centre, making it ideal for commuters. Blyth town centre and the picturesque Blyth beach are only a short 5-minute drive away. With an abundance of local amenities and excellent schools nearby, this property is perfect for small families.

Upon entering, you are greeted by a spacious living room, offering ample space for your desired furnishings and filled with natural light from a large window. The open-plan kitchen and dining area can comfortably accommodate a dining table, creating a perfect space for entertaining. The kitchen is equipped with attractive wall and base units, complemented by sleek countertops, and includes integrated appliances such as a fridge, freezer, washing machine, dishwasher, hob, oven, and microwave. From here, elegant French doors lead you to the rear garden. A convenient W.C. completes this level.

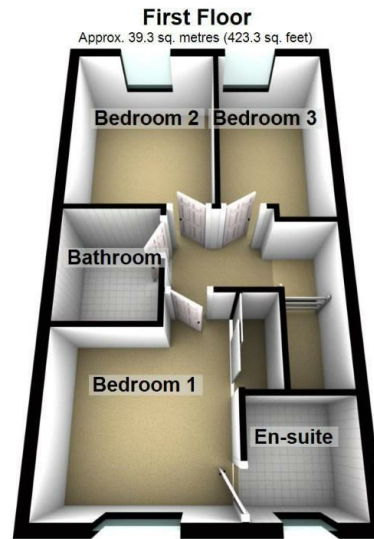
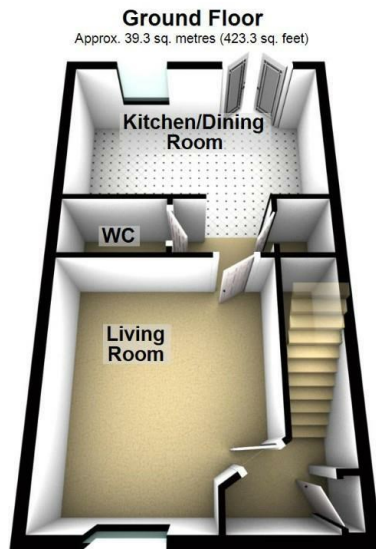
Ascending to the first floor, you will find three generously sized bedrooms. Bedrooms 1 and 2 can easily accommodate double beds along with additional furnishings, with Bedroom 1 also benefiting from a stylish en-suite featuring a shower, W.C., and hand basin. Bedroom 3 offers the perfect space for a child's bedroom or a home office. The family bathroom on this floor is well-appointed with a bathtub, overhead shower, hand basin, and W.C.

Externally, this home offers a sizable garden, laid to lawn with an ample patio area, ideal for outdoor furniture and alfresco dining. There is also a garden shed, perfect for storage. The property also benefits from two dedicated parking bays located at the side of the house.



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

# PROPERTY FLOORPLAN



Total area: approx. 78.7 sq. metres (846.6 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  
13'10" x 12'1"

Kitchen / Dining Room  
15'6" x 9'3"

WC  
6'1" x 3'4"

Bedroom One  
11'1" x 9'8"

En Suite  
5'8" x 5'6"

Bedroom Two  
10'9" x 8'7"

Bedroom Three  
11'7" x 6'6"

Bathroom  
6'7" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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