



## 167 Salisbury Street , Blyth NE24 1JN

- Mid Terraced House
  - 13ft Lounge
- Second Kitchen/Utility Room
- Superb Bathroom/Wet room
- Viewing Recommended
- Spacious Accommodation
- 19ft Stunning Dining Kitchen
  - Three Bedrooms
  - Rear Yard
- Ideal Family Home

**£129,950**





An immaculate mid terraced house, offering ready to move into accommodation ideal for family living. Viewing is strongly recommended to appreciate the quality and size this home has to offer. Situated close to local amenities. The property has upvc double glazing and gas central heating.



To the ground floor there is a reception hallway with stairs leading to first floor, 13ft lounge, 19ft superb dining kitchen with ample space for table and chairs, an excellent range of modern wall and floor units with contrasting work surfaces incorporating electric hob, electric oven, sink with mixer tap, tiled floor and square arch through to a second kitchen/utility area with work benches and cupboards with space for white goods and a access to rear yard.



To the first floor there are three well proportioned bedrooms and a luxury 15ft luxury bathroom/wet room comprising a panelled bath, washbasin, low level w/c, walk in wet room area with mains shower.

Externally there is on street parking and a rear yard.



## Reception Hallway

### Lounge

13'8x12'6

### Dining Kitchen

19'1 x 13'4

### Second Kitchen/Utility Area

10'4 x 7'0

### Bedroom One

13'6 x 11'11

### Bedroom Two

13'6 x 12'0

### Bedroom Three

11'10 x 9'6

### Bathroom W/C

15'5 x 9'7

### Rear Yard

### Disclaimer

DISCLAIMER:

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

### Viewing Arrangements - Sales

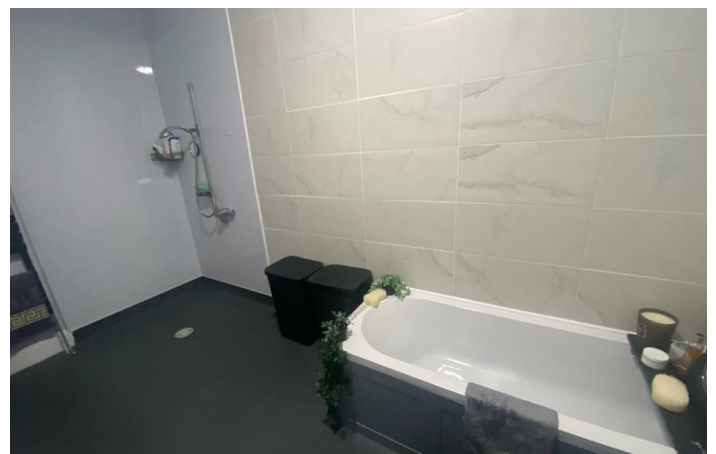
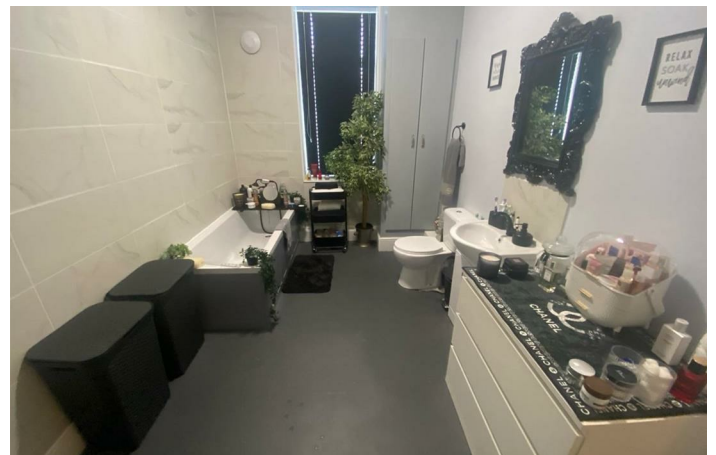
OFFICE HOURS:

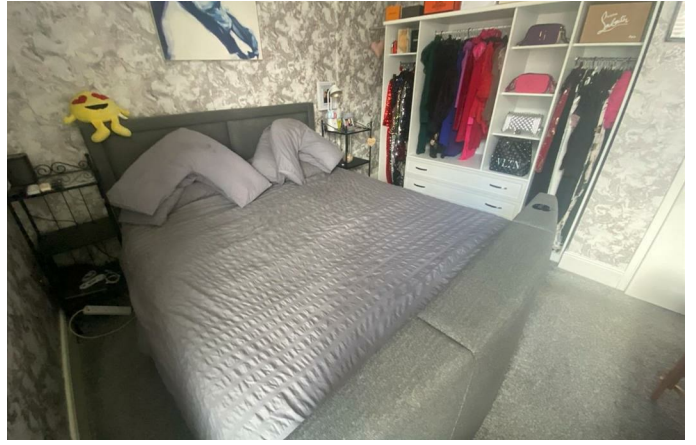
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT







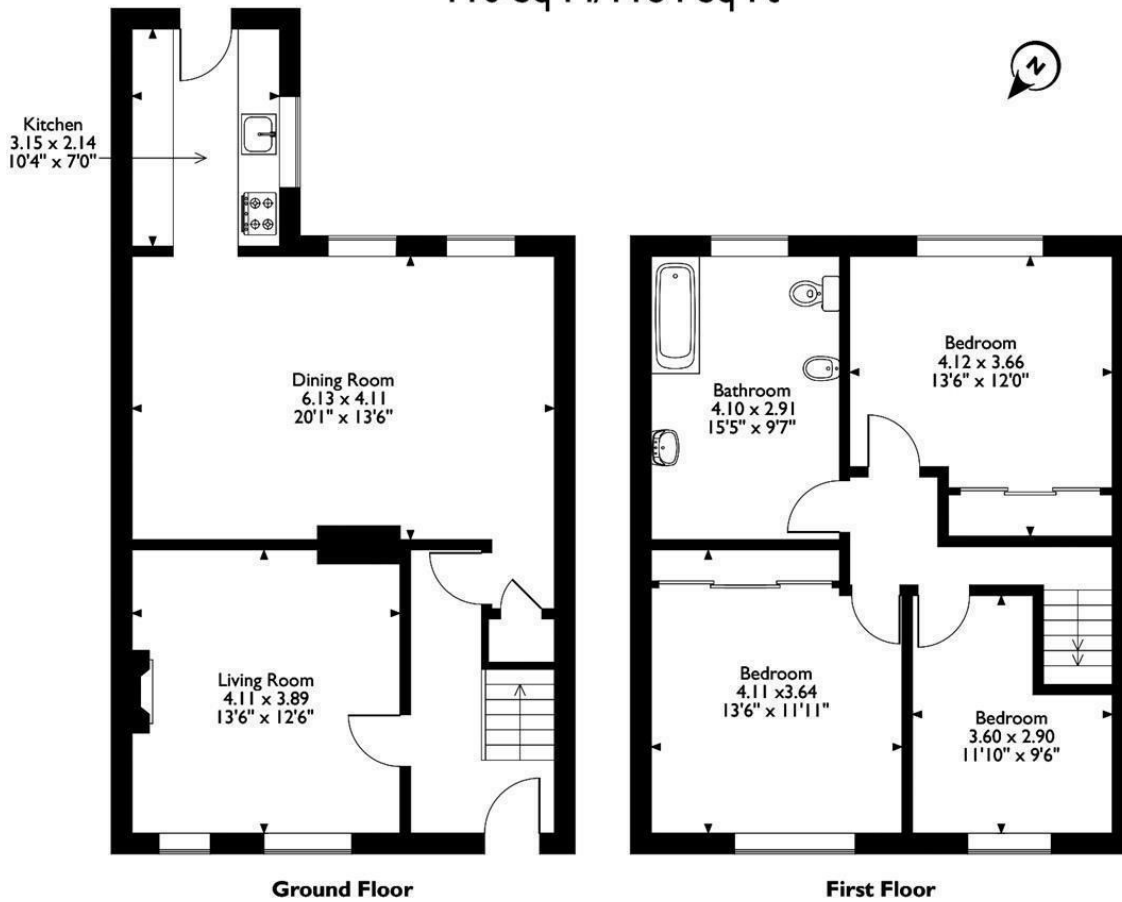
**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating**  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Salisbury Street, Blyth, Northumb**  
 Approximate Gross Internal Area  
 110 Sq M / 1184 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
 And Wear, NE25 0DT

**Contact**

0191 237 60 60  
 sd@mlestates.co.uk  
 www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.