



## 50 Mallard Way , Blyth NE24 3QA

- Semi-Detached home
- Well presented throughout
  - Garage and Gardens
- Fitted Kitchen/Diner with excellent range of units
  - South facing rear garden
- No upper chain
- Sought after area
  - Lounge
- Three bedrooms
- Viewing recommended

**£199,950**





A well presented "Dutch" style semi-detached home with garage, situated on the popular Mallard Way, South Beach development in Blyth, within the catchment area for the local school Bede Academy and other local amenities with the added advantage of the New station opening for the new Northumberland train line. Being sold with no onward chain.



Briefly comprising of Entrance Hallway, Lounge, spacious and well fitted kitchen incorporating stainless steel sink unit and mixer tap, electric oven and hob and extractor fan, French doors opening onto rear garden and also space for Dining room table and chairs.

To the first floor are 3 well proportioned bedrooms and family bathroom with White 3 piece suite.

Externally there is a South facing rear garden with patio area and to the front there is a driveway leading to a garage and garden area.

Viewing highly Recommended.



**Entrance Hallway**

**Lounge**

13'4 x 12'8

**Kitchen/Diner**

16'5 x 10'4

**Bedroom 1**

12'4 x 9'9

**Bedroom 2**

10'8 x 10'2

**Bedroom 3**

9'5 x 6'5 narrowing to 6'1

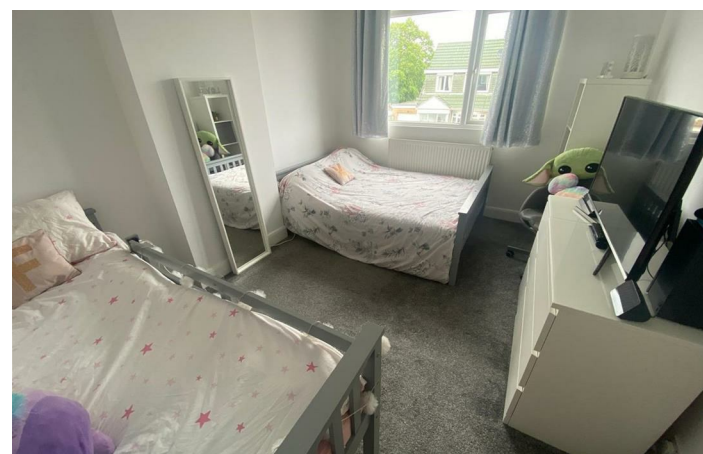
**Bathroom/Wc**

6' x 6'6

**Externally**

**Garage and driveway**


**South facing rear garden**








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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.