



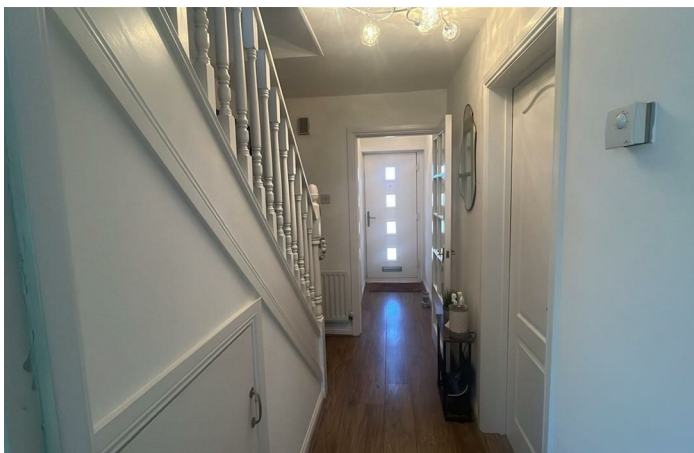
35 Hampstead Close

Woodlands Park, Blyth NE24 3XE

- Detached House
- Conservatory
- Modern Breakfasting Kitchen
 - En-suite
- Gardens & Garage
- Lounge/Diner
- Ground Floor Cloaks/w.c.
- 4 Bedrooms
- Family Bathroom/w.c.
- Viewing is recommended

Offers Over £290,000





****FANTASTIC REDUCTION****

ML Estates are delighted to offer for sale this family detached home, situated within this desirable location, close to local amenities and the newly opened Northumberland Train Line and catchment area for Bede Academy. The property must be viewed internally to fully appreciate the size and quality of accommodation on offer.

Briefly comprising: Entrance lobby, Ground Floor Cloaks/w.c. Reception Hallway, 25ft Lounge/Dining Room with patio doors opening to Conservatory, Modern Breakfasting Kitchen with an excellent range of White high gloss wall & floor units with contrasting work surfaces and splash backs, induction hob, electric double oven and extractor hood, integral fridge and dishwasher, breakfast bar area, door to rear garden and access to garage. To the first floor there are 4 Bedrooms master with refitted Ensuite, fitted wardrobes, family Bathroom with white suite comprising panelled bath, wash handbasin and low level w.c.

Externally there is a lawned garden to the front, double block paved driveway offering off street parking leading to garage with electric door, light and power, plumbing for washing machine and loft storage. Wall mounted Anderson EV AC Charger. To the rear there is a nice sized westerly aspect fenced garden with lawn and patio areas, hot and cold water taps.

Entrance Lobby

Reception Hallway

Ground Floor W.C.

Lounge/Diner

25'4 exc bay window x 11'0 narrowing 10'1

Conservatory

10'0 x 10'0

Breakfasting Kitchen

14'4 x 10'3

First Floor Landing

Bedroom One

12'6 x 11'5

Ensuite

5'9 x 6'7

Bedroom Two

11'5 x 8'8

Bedroom Three

9'0 x 8'8

Bedroom Four

8'11 x 6'6 excluding robes

Bathroom/w.c.

6'10 x 5'5

Externally

Disclaimer

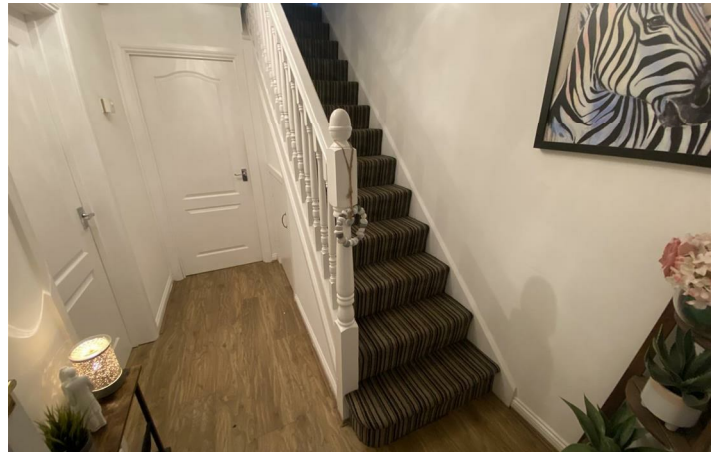
Please Note a member of staff from ML Estates is selling this property.

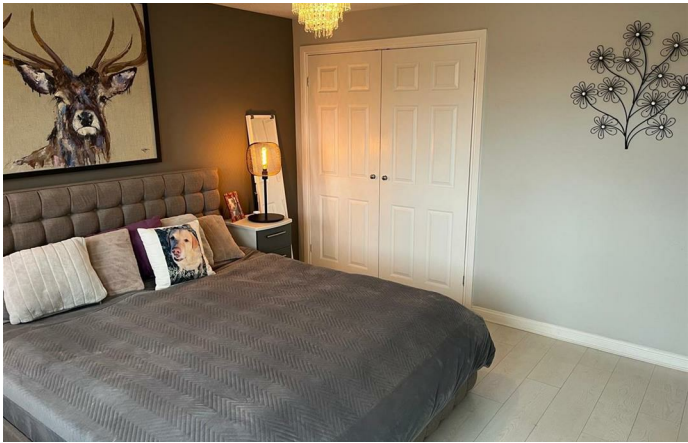
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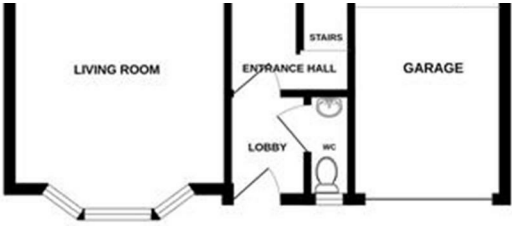
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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.







1ST FLOOR



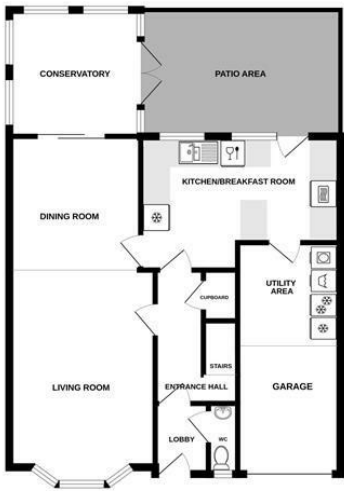
Local Authority Northumberland County Council
Council Tax Band D
EPC Rating C
Tenure Freehold

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.