

Accommodation

Ground Floor

Entrance Lobby

with upvc part glazed entrance door and stairs to the first floor

Dining Area (front) 12' 7" x 11' 6" (3.83m x 3.50m)

central heating radiator, understair cupboard, upvc double glazed window, open to:-

Lounge (rear) 15' 2" x 10' 5" (4.62m x 3.17m)

two central heating radiators, cupboard housing the hot water tank, TV point, upvc double glazed window

Kitchen (rear) 11' 2" x 8' 11" (3.40m x 2.72m)

very well fitted with an extensive range of wall, floor and drawer units incorporating a built in electric oven and hob with stainless steel extractor hood, single drainer sink unit, integrated fridge, ceramic tiling above worktops, tiled floor, recessed downlighters to ceiling, central heating radiator, upvc double glazed window and door to the rear yard.

Utility Room (rear)

low level w.c., wash hand basin, plumbed for an automatic washing machine, part ceramic tiling to walls, tiled floor, central heating radiator, upvc double glazed window

First Floor

Stairs up to the First Floor Landing

Bedroom One (front) 10' 5" x 10' 0" *plus recess* (3.17m x 3.05m)

central heating radiator, upvc double glazed window

Bedroom Two (rear) 11' 6" x 9' 0" (3.50m x 2.74m)

central heating radiator, upvc double glazed window

Shower Room/w.c.

fitted with a glazed double shower enclosure with electric shower, wash hand basin set in a vanity unit, low level w.c., chrome heated towel rail, recessed downlighters to ceiling, upvc double glazed window

External

enclosed yard to the rear

Tenure

freehold

Council Tax

Band A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Mid Terraced House

Two Double Bedrooms

Splendid Kitchen & Shower Room

Spacious Accommodation Throughout

Air Source Heat Pump

No Upper Chain



We strongly recommend internal inspection of this impressive mid terraced house located in the coastal hamlet of North Blyth. The property was originally a three bedroom property however an impressive shower room/w.c. has been installed to the original third bedroom leaving two good sized bedrooms. The spacious ground floor has an entrance hall, dining area, lounge, a splendid fitted kitchen and separate utility/w.c. The property has undergone considerable improvement works over the years including re-roofing and repointing together with refurbishment of the kitchen and bathroom. Central heating is supplied via an air source heat pump. There is upvc double glazing and it offers a good standard of decoration and fittings throughout.

