



Lighthouse Grove | Blyth | NE24 3EU1

£117,666

This gorgeous two bedroom semi detached property is close to Ridley park and the Beach . The property is presented beautifully and briefly comprises : Entrance hallway, downstairs cloaks/w.c, stylish and spacious lounge, contemporary dining kitchen with integrated appliances and French doors to the rear garden. Two bedrooms to the first floor, the master bedroom with storage and fitted wardrobes . Stunning bathroom suite with shower. The property also boasts a rear garden with shed, cul-de-sac position and parking for two cars. Environmentally friendly owned solar panels.

This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. (We are waiting for final confirmation of this). The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 01670 352900 for more information or visit: <https://www.northumberland.gov.uk/Housing/Affordable.aspx>

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Semi Detached House

Two Bedrooms

Downstairs Cloaks w.c

Section 106 – Affordable Housing

Gas Heating & Double Glazed

Off Street Parking

No Upper Chain

Viewings Esesntial!!

For any more information regarding the property please contact us today



T: 01670352900

blyth@rmsestateagents.co.uk

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ENTRANCE

Upvc double glazed door.

ENTRANCE HALLWAY:

Single radiator

DOWNSTAIRS CLOAKS/ W.C

Low level w.c, wash hand basin, single radiator.

LOUNGE: 12'91 (3.93m) x 9'69 (2.95)

Double glazed window to front, single radiator.

KITCHEN: 14'34 (4.37m) x 7'96 (2.42m)

Double glazed window to rear, double radiator, range of wall, floor and drawers units with roll top work surfaces, stainless steel sink unit and drainer with mixer taps, built in fan assisted oven with gas hob, extractor fan, plumbed for washing machine, door to rear garden.

STAIRS TO FIRST FLOOR LANDING:

Doors to;

BEDROOM ONE: 10'94 (3.33m) x 12'45 (3.79m)

Double glazed window to rear, fitted wardrobes, built in cupboard, radiator.

BEDROOM TWO: 6'68 (2.03m) x 9'54 (2.90m)

Double glazed window to front, fitted wardrobes, radiator.

BATHROOM:

Three piece suite comprising panelled bath with shower over, low level w.c, wash hand basin, heated towel rail, part tiling to walls, double glazed frosted window.

FRONT GARDEN:

Off street parking

REAR GARDEN:

Fenced boundaries, patio area, Astro turf, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Off street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease:

Ground Rent: £225.18 per annum.

COUNCIL TAX BAND: A**EPC RATING: TBC**

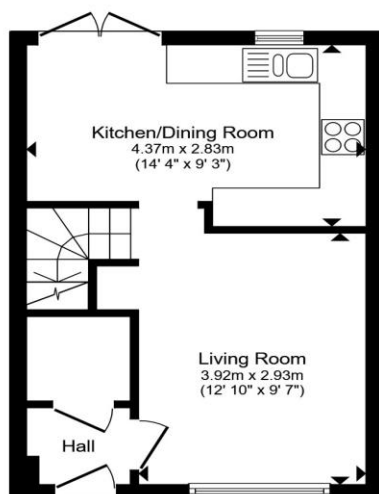
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

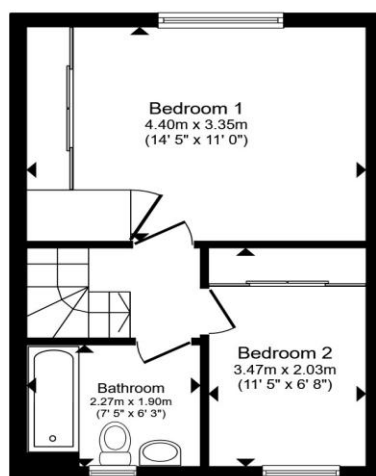
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Ground Floor



First Floor

Total floor area 59.9 m² (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.