



Malvins Road | Blyth | NE24 5JH

£165,000

Bathed in afternoon and evening sunshine thanks to its enviable west-facing garden, this impressive three-bedroom semi-detached home offers the perfect balance of style, comfort and convenience. Situated on the ever-popular Malvins Road, close to a range of local shops, amenities and excellent transport links, this beautifully presented property provides well-planned accommodation ideal for modern family living. The ground floor comprises an inviting entrance hall, a spacious kitchen/dining room perfect for family gatherings and entertaining, a convenient downstairs WC, and a generous lounge with doors opening onto the delightful rear garden, allowing seamless indoor-outdoor living. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a beautifully maintained west-facing rear garden, ideal for enjoying the afternoon and evening sun, together with a garage and off-street parking. A wonderful family home in a highly sought-after location, early viewing is strongly recommended.

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Gorgeous Three-Bedroom Semi

**Garage And Off-Street
Parking**

Downstairs W.C

**Freehold, Epc Rating B,
Council Tax Band B**

No Upper Chain

**Mains Water, Electricity and
Sewage**

**Gas Heating, Fibre to Premises
Broadband**

**Beautiful Westerly Facing
Garden**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance porch

ENTRANCE HALLWAY: stairs to first floor landing area and single radiator.

DOWNSTAIRS CLOAKS/W.C.: low level wc, hand basin, wash hand basin, and tiling to walls.

LOUNGE: (front): 16'86 x 13'66, (5.13m x 4.16m), double glazed window to front, and doors to rear garden

KITCHEN: (rear & side): 16'07 x 10'13, (4.89m x 3.08m), double glazed window to rear and side, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, gas hob with extractor fan above, dishwasher, and plumbed area for washing machine as well as built in cupboard.

FAMILY BATHROOM: 3-piece suite comprising pedestal wash hand basin, low level wc, double glazed window to side, double radiator, and tiling to walls.

BEDROOM ONE: (front): 13'64 x 8'23, (4.15m x 2.50m), double glazed window to front.

BEDROOM TWO: (rear): 12'41 x 12'41, (3.78m x 2.17m), double glazed window to rear, double radiator.

BEDROOM THREE: (front): 9'08 x 6'13, (1.86m x 2.76m), double glazed window to rear, single radiator.

EXTERNALLY: to the front is laid mainly to lawn with off street parking, to the rear is laid mainly to lawn, patio area, bushes and shrubs access to garage and westerly facing garden.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast 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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: B

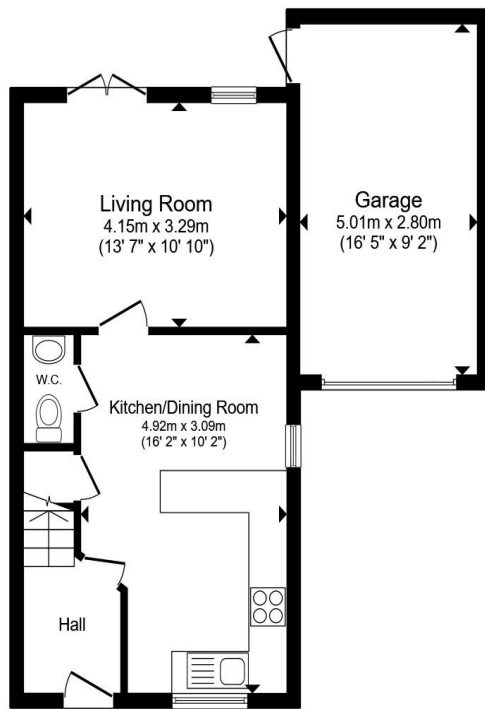
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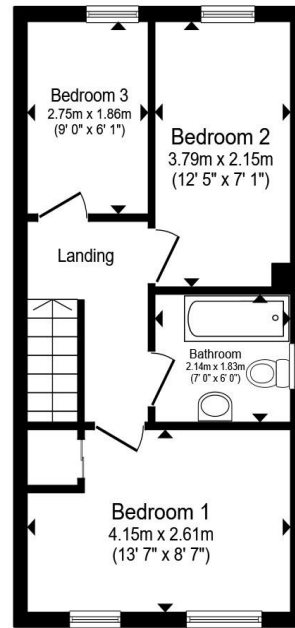
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Ground Floor



First Floor

Total floor area 84.8 m² (913 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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.