



Albatross Way | Blyth | NE24 3QH

£190,000

Just moments from the coastline and occupying a prime position within the ever-popular South Beach Estate, this beautifully enhanced family home offers the perfect blend of coastal charm, modern luxury, and practical family living. Situated on one of the most sought-after streets within this highly desirable residential location, this exceptional three-bedroom semi-detached home has been thoughtfully extended and significantly improved to provide spacious, versatile accommodation finished to an impressive standard throughout. Boasting a delightful southerly-facing rear aspect, the property enjoys an abundance of natural light and offers superb indoor and outdoor living space, ideal for modern family life. The welcoming entrance porch provides an attractive introduction to the home, while the spacious and elegant lounge features an attractive fireplace, creating a warm and inviting focal point. To the rear of the property lies the true heart of the home – a stunning recently re-fitted dining kitchen, beautifully designed with contemporary cabinetry, quality work surfaces, and ample space for both dining and entertaining. Seamlessly opening into the superb family room extension, this impressive living space provides the perfect environment for everyday family life and social gatherings alike. The first floor offers three well-proportioned bedrooms, all presented to a high standard, together with a stylish recently re-fitted family bathroom featuring a contemporary suite and shower unit. Externally, the property continues to impress. The private rear garden enjoys a highly desirable southerly aspect, providing an ideal setting for outdoor relaxation and entertaining.

To the front, an extensive driveway offers off-street parking for up to four vehicles and leads to a garage, providing additional storage and practicality. Offered for sale with the significant advantage of no upper chain, this outstanding home presents a rare opportunity to acquire a beautifully presented property in one of the area's most desirable coastal locations. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

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Gorgeous Semi with South Facing Rear Garden

Fabulous Dining Kitchen, Family Room

Lovely Rear Garden, Long Driveway

Mains Water, Sewage and Electricity

Entrance Porch, Lounge with Fireplace

Three Generous Bedrooms

Garage, Sought After South Beach

Gas Heating, Freehold, Epc Rating B, Council Tax Band B

Extended

For any more information regarding the property please contact us today

Property Details:

Double Glazed Entrance Door to:

Entrance Porch Tiled floor, two double glazed windows, door to:

Entrance Hallway:

Double radiator, staircase to first floor, bi-fold doors to:

Lounge:

13'0 x 12'1 (3.96m x 3.68m) Well-presented lounge with feature fireplace, gas, coal effect fire, double glazed bow window, radiator, under-stair cupboard, coving to ceiling, laminate flooring, doors to:

Dining Kitchen:

16'11 x 10'10 (5.16m x 3.30m) Fabulous recently re-fitted dining kitchen incorporating a range of high gloss base, wall and drawer units, soft close doors, coordinating worktops, integrated double oven, gas hob, stainless steel extractor fan, brick effect tiling, one and a half bowl sink unit with contemporary mixer taps, boiling water tap, plumbed for automatic washing machine, double glazed window, radiator, open to:

Family Room 11'0 x 9'0 (3.35m x 2.74m) Laminate flooring, double radiator, double glazed French door door to the garden

First Floor Landing Area:

Loft access with pull down ladders and Baxi boiler, double glazed window

Bedroom One

(Front) 13'0 x 10'0 (3.96m x 3.05m) Radiator, double glazed window

Bedroom Two

(Rear) 9'0 x 9'0 (2.74m x 2.74m) Radiator, double glazed window with aspect towards the grass areas, sliding mirrored robes

Bedroom Three

(Side) 9'1 x 6'1 (2.77m x 1.85m) Radiator, double glazed window

Bathroom Contemporary re-fitted bathroom suite comprising of "P" shaped bath, Mira shower, recessed and house sink unit with mixer taps, low level w.c. with push button cistern, chrome towel radiator, tiled floor, two double glazed windows, UPVC strip ceiling with spotlights

Externally:

South facing rear garden with lawn and rear patio, long driveway to the front with parking for up to 4 cars, garage, front garden area.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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.

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

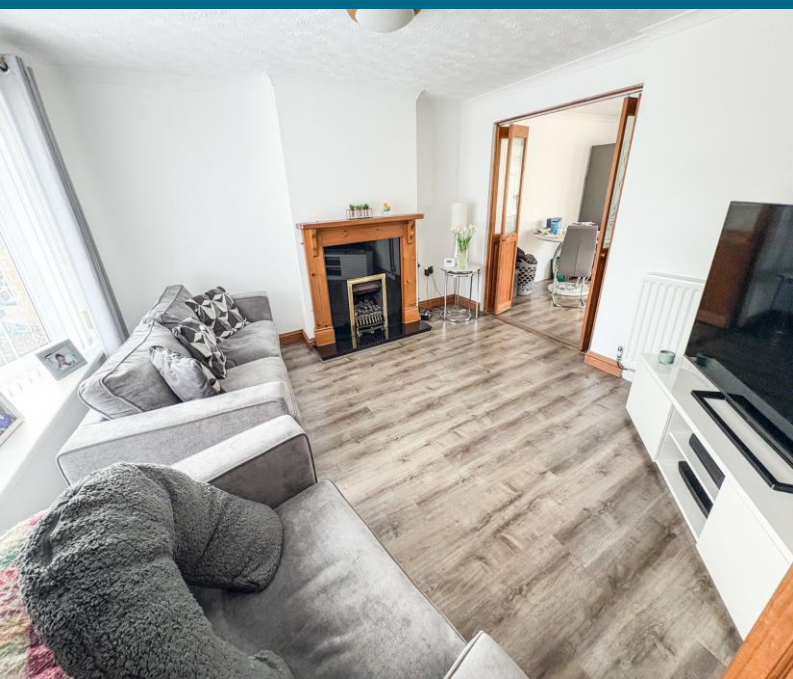
SOLAR PANNELS- Leasehold 25 years from 16/10/2015

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 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.