

Malton Close | Blyth | NE24 5AS

£100,000

Step inside and discover a home that offers far more than first meets the eye, with spacious living areas and a wonderful conservatory extension. Situated on this popular residential estate in Blyth, this gorgeous two-bedroom home is offered for sale with the added benefit of no upper chain, making it an ideal purchase for first-time buyers, downsizers or investors. The accommodation briefly comprises; welcoming entrance hallway, spacious lounge leading through to a delightful conservatory overlooking the rear garden, and a fitted kitchen/diner offering ample space for everyday living. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, providing excellent outdoor space to relax and enjoy. Conveniently positioned close to local amenities, schools and transport links, this charming home combines comfort, practicality and a sought-after location. Early viewing is highly recommended.

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Gorgeous Two Double Bedroom House

No Upper Chain

Conservatory

Freehold, Council Tax band A, Epc Rating C

Mains Water, Electricity and Sewage

Gas Heating, Fibre to Cabinet Broadband

Front And Rear Gardens

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing

LOUNGE: (front): 15'89 x 10'39, (4.84m x 3.16m), double glazed window to front, double radiator and doors to conservatory.

KITCHEN: (front & rear): 15'96 x 13'38, (4.86m x 1.48m), double glazed window to front and rear, double radiator, range of walls, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer and plumbed area for washing machine as well as built in cupboard.

CONSERVATORY: 8'54 x 10'10, (2.60m x 3.33m)

FIRST FLOOR LANDING AREA: double glazed window to rear.

FAMILY BATHROOM: 3 Piece suite comprising panelled bath with shower over, wash hand basin, low level wc, double glazed window to rear, heated towel rail and cladding to walls.

BEDROOM ONE: (rear): 15'86 x 10'42, (4.83m x 3.17m), double glazed window to front and rear, double radiator.

BEDROOM TWO: (rear): 10'19 x 10'17, (3.17m x 3.09m), double glazed window to rear, single radiator and built in cupboard.

EXTERNALLY: to the front is patio area, to the rear is laid mainly to lawn with patio area.

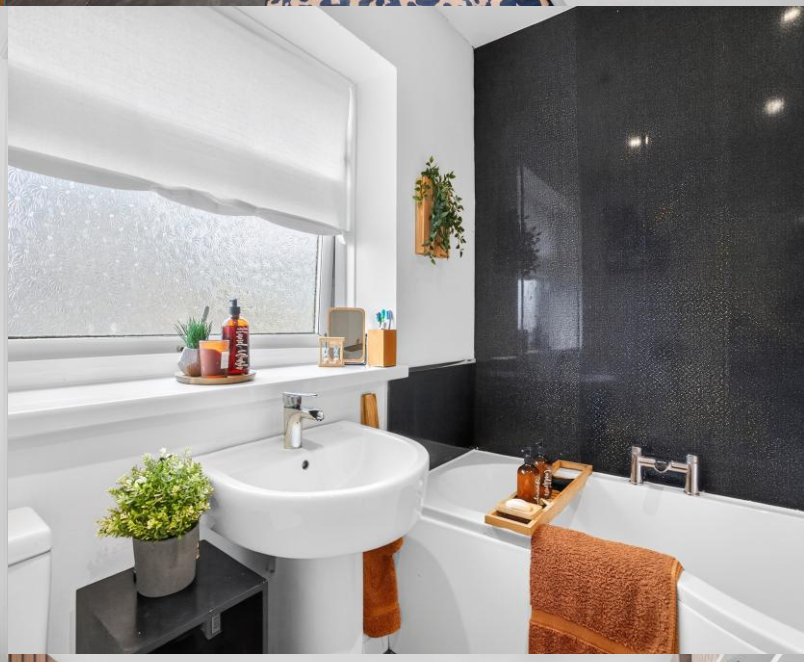
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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: on street

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: A

EPC RATING: C

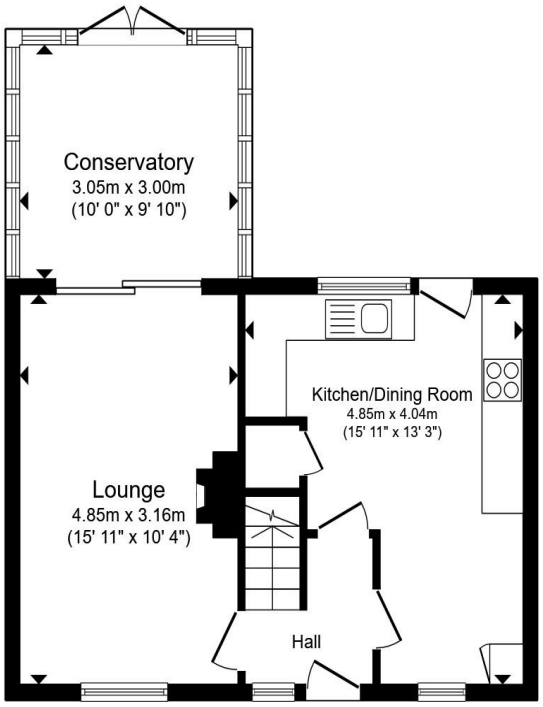
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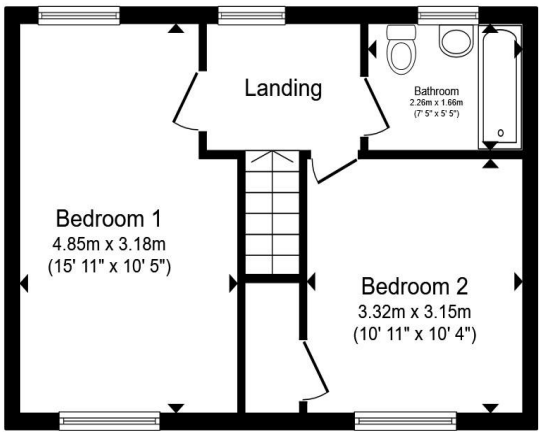


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Ground Floor

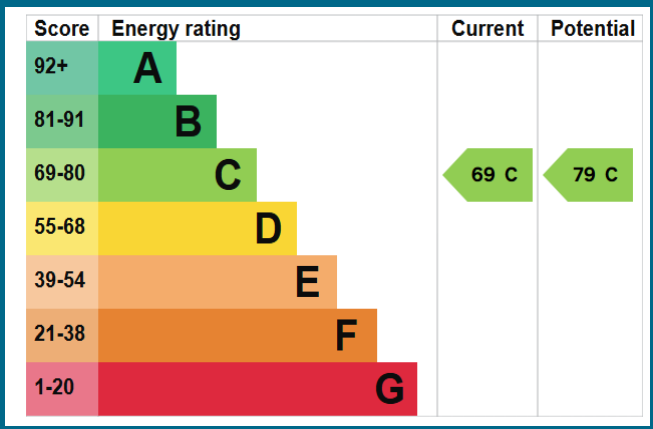


First Floor

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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The Property Ombudsman

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.

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