



Columbia Terrace | Blyth | NE24 3JZ

£110,000



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ROOK
MATTHEWS
SAYER

MID TERRACED HOUSE

TWO BEDROOMS

NO UPPER CHAIN

**CLOSE TO SHOPS/
TRANSPORT LINKS**

REAR YARD

**GAS HEATING & DOUBLE
GLAZED**

For any more information regarding the property please contact us today

Situated just moments from the town centre and coast, this fully refreshed mid-terrace on Columbia Terrace is a property not to be missed. Offering a welcoming and homely feel throughout, this charming property has been thoughtfully updated to create a warm and inviting living space. The ground floor features a bright lounge with a bay window, a cosy refitted breakfasting kitchen, and a modern bathroom. Upstairs, you'll find two comfortable double bedrooms, each with a relaxed and peaceful atmosphere. The home also benefits from gas central heating, double glazing, and a private rear yard. Perfectly positioned close to the beach, Ridley Park, and local amenities, it blends convenience with coastal charm. Offered with no upper chain, early viewing is strongly recommended to appreciate the comfort and appeal this lovely home provides. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE:

Upvc Entrance door

ENTRANCE HALLWAY:

Stairs to first floor landing.

LOUNGE: (front): 16'86 x 10'11 (5.13m x 3.08m) min. measurements excluding recess but including bay. Double glazed window to front, fire surround with electric inset, built in storage cupboard, coving to ceiling, radiator.

DINING KITCHEN (L - Shaped): 13'10 x 16'43 (3.99m x 5.00m) max measurements into L Shape

Double glazed window to side, range of wall, floor and drawer units with roll top work surfaces, stainless steel mixer tap, tiled splashback, built in electric fan assisted over and electric hob, integrated fridge/freezer, dishwasher and microwave, plumbed for washing machine, radiator

FIRST FLOOR LANDING:

Loft access.

LOFT:

Partially boarded

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BEDROOM ONE: 14'54 x 11'70 (4.43m x 3.56m):

Double glazed window to front, built in cupboard, radiator.

BEDROOM TWO: 8'00 x 15'14 (2.43m x 4.61m)

Double glazed window rear, double radiator

BATHROOM: Three piece suite comprising panelled bath, wash hand basin set in vanity unit, low level w.c, spotlights, part tiling to walls, radiator, double glazed window to side

REAR YARD:

Private rear yard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

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

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

COUNCIL TAX BAND: A

EPC RATING: D

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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.



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