



## Dunkeld Close Blyth

Charming 2-bedroom bungalow, featuring a dormer bedroom, located in the highly sought-after South Beach area. Nestled in a quiet cul-de-sac, this home offers a peaceful setting while being close to local amenities, the Beach and transport links. The property boasts a welcoming porch, spacious lounge diner, kitchen, and a versatile office space. With the added convenience of off-street parking, this bungalow is perfect for those seeking comfort and tranquillity in a prime location. Don't miss out on this rare opportunity! Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**£189,950**

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## ENTRANCE

Porch

## **LOUNGE 16'61 (5.03) X 16'04 (4.88) maximum measurements into recess**

Double glazed window to front, single radiator, fire surround with electric inset and hearth

## **OFFICE 13'34 (4.04) X 7'74 (2.31)**

Double glazed window to front, single radiator, storage cupboard

## **KITCHEN 15'58 (4.70) X 9'48 (2.84) maximum measurements into recess**

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric double oven, gas hob, space for fridge/freezer, plumbed for washing machine, double glazed door to rear porch

## **BEDROOM ONE 13'27 (4.01) X 7'11 (2.16) minimum measurements excluding recess**

Double glazed window to rear, single radiator, fitted wardrobes and drawers

## **BEDROOM TWO 10'9 (3.28) X 7'62 (2.29) maximum measurements into recess**

Double glazed window to rear, single radiator, built in cupboard

## **SHOWER ROOM**

Shower cubicle, wash basin set in vanity unit, low level WC, heated towel rail, tiling to walls, tiled floor, storage cupboard

## **FRONT GARDEN**

Low maintenance garden, off street parking for 2 vehicles

## **REAR GARDEN**

Laid mainly to lawn, low maintenance garden, patio area

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

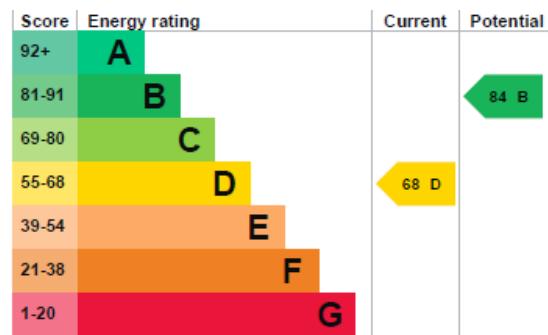


**TENURE**

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: B****EPC RATING: D**

BL00011253.AJ.DS.26/09/2024.V.1





**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 interest 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 relation to this property.

**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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