



Violet Drive | Blyth | NE24 4TZ

£160,000

Situated within the highly desirable Portland Wynd development, this beautifully presented two-bedroom semi-detached home offers stylish, modern living throughout and is sure to attract a high level of interest. The accommodation briefly comprises an inviting entrance hall, convenient ground floor cloakroom/WC, and a spacious lounge featuring an attractive open-plan staircase leading to the first floor. To the rear, the stunning dining kitchen provides the perfect space for everyday living and entertaining, with French doors opening onto the sunny rear garden. The first floor boasts two generously sized bedrooms, including a well-proportioned principal bedroom, together with a contemporary family bathroom/WC finished to a high standard. Externally, the property benefits from a private, enclosed south-facing rear garden, ideal for relaxing or enjoying alfresco dining during the warmer months. Additional features include off-street parking, double glazing, and gas central heating. Properties within this development are always in demand, so early viewing is highly recommended to avoid disappointment.

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Beautifully Presented Two Bedroom

No Upper Chain

Sought After Portland Wynd

**Leasehold: 999 years from 1
January 2015**

South Facing Garden

**Off street Parking /
Downstairs WC**

Council Tax Band A, EPC B

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

WC; Low level WC, wash hand basin and double-glazing window.

LOUNGE: 9'6 X 13'1 (2.90 X 3.99M)

Double glazing to front.

KITCHEN: 14'5 X 8'1 (4.39 X 2.46M)

Double glazing window to rear, single radiator. Range of wall, floor and drawer units with work surfaces. Sink unit and drainer with mixer tap. Gas hob and electric oven. Space for cooker and fridge freezer. Double glazing patio doors to rear.

BEDROOM ONE: 10'7 X 12'5 (3.22 X 3.78M) **MAX MEASUREMENTS** Double glazing, radiator, fitted wardrobes and built in cupboard.

BEDROOM TWO: 10'9 X 6.3 (3.28 X 1.91M) Double glazing and radiator.

BATHROOM Double glazing. 3-piece suite comprising: shower over paneled bath, wash hand basin, low level wc and radiator.

FRONT GARDEN Off street parking

REAR GARDEN South facing laid mainly to lawn.

T: 01670 352900

Blyth@rmsestateagents.co.uk

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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: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 2015

Ground Rent/Service charge: £150 per annum.

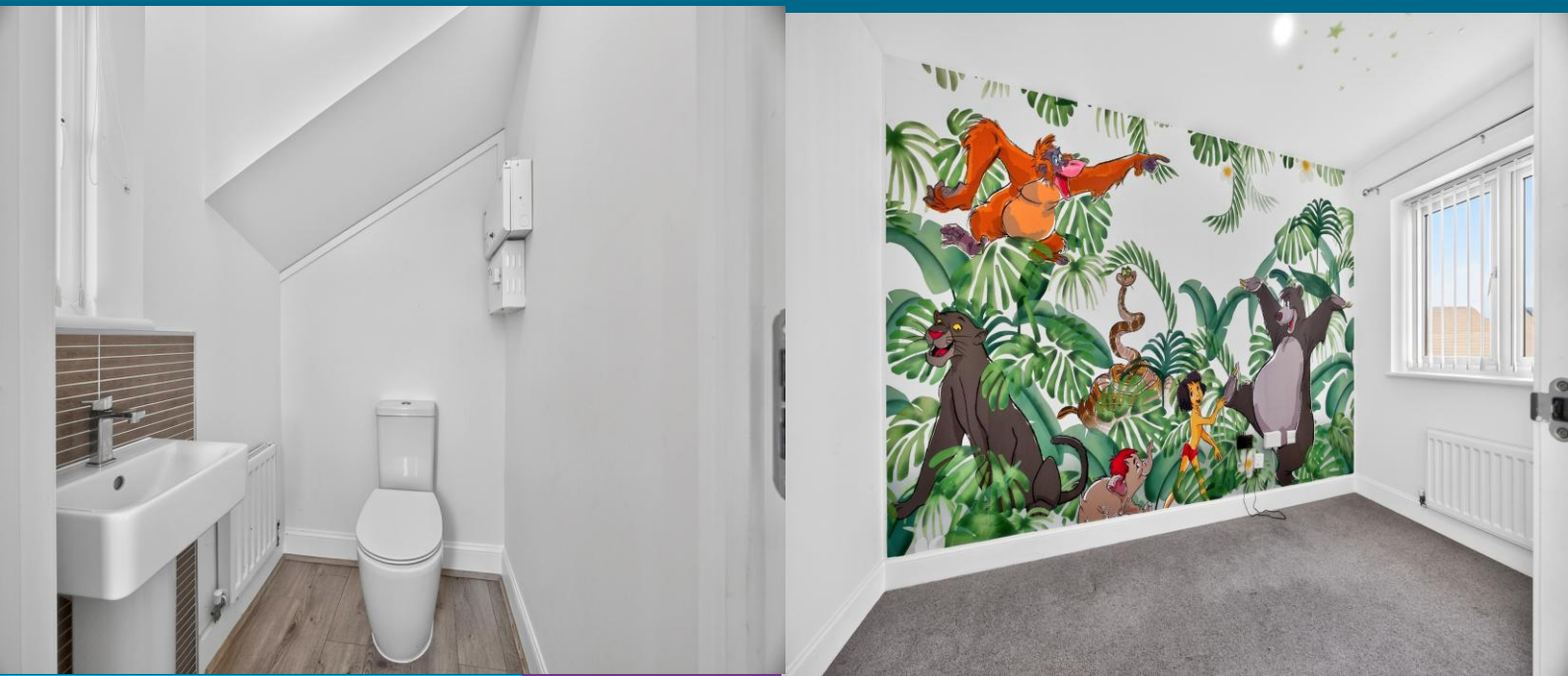
Service Charge: £39.80 twice year

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: B

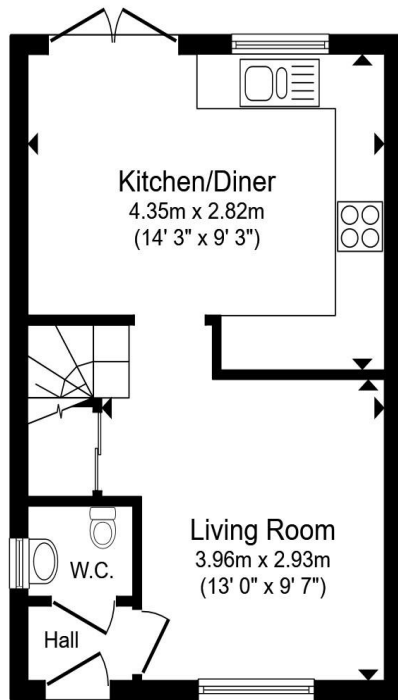
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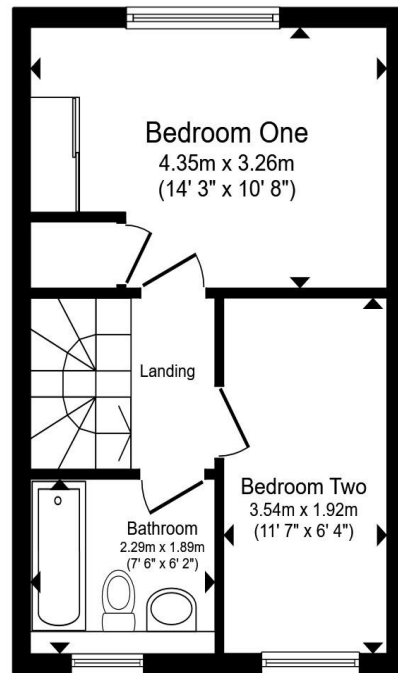
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Ground Floor



First Floor

Total floor area 60.0 m² (646 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		97 A
81-91	B	83 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.

