



Rayburn Court | Blyth | NE24 4GZ

£135,000

As Blyth enters an exciting new chapter with the arrival of its long-awaited train station, this stylish home on the popular Rayburn Court development is perfectly positioned to enjoy the benefits. Step inside and you'll find a welcoming entrance hall leading to a bright and sociable lounge, where patio doors draw in natural light and open directly onto the rear garden – an ideal spot for summer barbecues, morning coffee or simply unwinding at the end of the day. The kitchen is thoughtfully arranged for modern living, while a handy ground-floor cloakroom/WC adds practicality. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, complemented by a family bathroom. Further benefits include gas central heating and double glazing throughout. Outside, the property enjoys gardens to both the front and rear, offering space to relax, entertain or indulge in a little gardening. Allocated parking to the rear adds further convenience. An excellent opportunity for first-time buyers, downsizers or investors seeking a modern home in a location that continues to grow in popularity. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Two Bedroom Semi

No Upper Chain

Close To New Train Station

Gas Heating

Garden and Allocated Parking

**Mains Water, Electricity, and
Sewage**

Freehold, Council Tax Band A, Epc C

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALL

Double glazed entrance door, under stairs area, double radiator.

DOWNSTAIRS CLOAKS/W.C.

Low level w.c., wash hand basin, extractor fan, radiator.

LOUNGE L Shaped 12' 06" (3.81m) Max x 11' 10" (3.61m)

Double glazed window to rear, double glazed Patio door to garden, one single and one double radiator.

KITCHEN 11' 09" (3.58m) x 6' 01" (1.85m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, part tiled walls, radiator. Space for automatic washing machine and fridge/freezer. Double glazed window to front.

FIRST FLOOR LANDING

Access to loft space, airing cupboard.

MASTER BEDROOM 12' 05" (3.78m) x 11' 06 " (3.51m) Max

Double glazed window to front, radiator.

BEDROOM TWO 12' 0" (3.66m) Into alcove x 6' 06" (1.98m)

Double glazed window to rear, alcoves, and radiator.

BATHROOM/W.C.

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c, cladding to walls, double radiator, double glazed frosted window to rear and extractor fan.

FRONT GARDEN

Paved path and graveled areas.

REAR GARDEN

Paved area, graveled area, patio, fenced boundaries, and gated access to rear. Double length parking bay to rear

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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

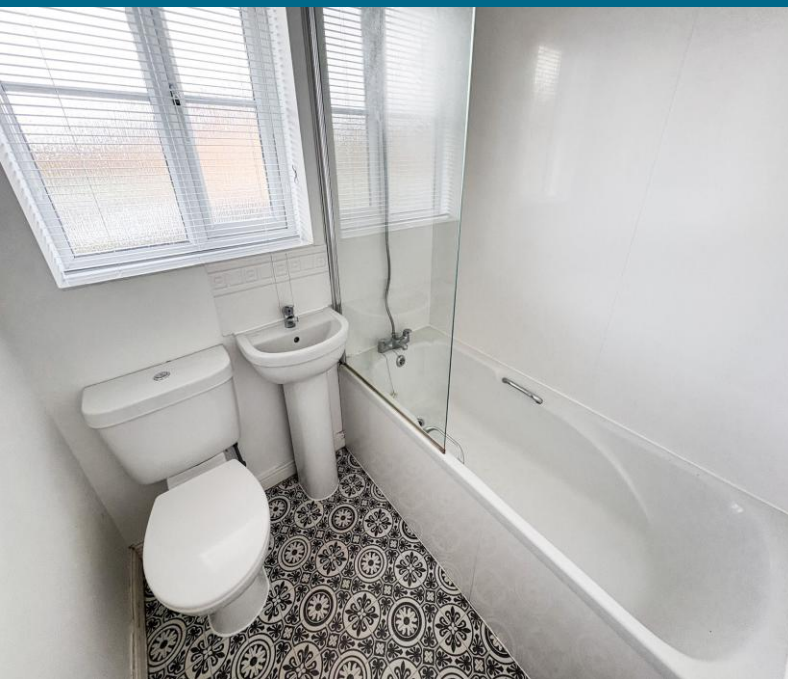
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 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.



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