



Plover Close | Blyth | NE24 3SF

£155,000

Enjoying a pleasant open aspect and occupying a prime position on the ever-popular South Beach Estate, this superbly upgraded family home offers stylish living spaces, quality fixtures and a wonderful garden setting. The current owners have significantly enhanced the property, including a full re-wire, contemporary kitchen and luxurious bathroom, creating a home ready for immediate occupation. The accommodation comprises an impressive open-plan lounge with feature electric fire, a modern dining kitchen complete with integrated appliances and access to the rear garden, three bedrooms and a beautifully appointed bathroom with "P" shaped bath and shower. The addition of a floored loft with Velux windows provides valuable extra space, whilst outside the private rear garden offers low-maintenance artificial lawn, paved patio, shed and detached garage. Early viewing is essential to fully appreciate the quality, space and location on offer.

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Sought After Family Home on South Beach Estate

Lounge with Contemporary Fireplace

Modern Dining Kitchen with Appliances

Mains Water, Electricity and Sewage

Gas Heating

Freehold, Epc Rating D, Council Tax band A

Private Rear Garden, Garage

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Entrance Door to porch: Storage cupboard with meters, door to:

Lounge 14'76 x 14'22 into alcoves

Spacious, well-presented lounge, open plan with staircase to first floor, contemporary electric living flame fire with air conditioning/heat facility, radiator, double glazed window, double doors too:

Dining Kitchen 14'65 x 9'99

Modern re-fitted dining kitchen incorporating a range of base, wall and drawer units, coordinating worktops, one and a half bowl sink unit with hot and cold mixer taps, integrated electric oven, hob, extractor fan, integrated dishwasher, extractor fan, modern tiling, wall mounted combi boiler, double glazed window, radiator, under-stair cupboard, double glazed French door to rear garden

First Floor Landing Area

Bedroom One (Front) 15'73 x 8'54 (max measurements) into alcoves

Double glazed window, coving to ceiling, radiator

Bedroom Two (Rear) 8'23 x 8'2 plus additional recess

Radiator, double glazed window

Bedroom Three (Front) 10'57 x 5'96

Radiator, laminate flooring, double glazed window

Bathroom

Splendid re-fitted bathroom suite comprising of "P" shaped bath with hot and cold mixer taps, chrome shower, half pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, double glazed window, UPVC strip paneling to walls and ceiling, vinyl flooring, chrome radiator

Externally

Private rear garden, much improved with artificial lawned areas, paved patio, shed, fencing, gate. Detached garage, front garden with fencing

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

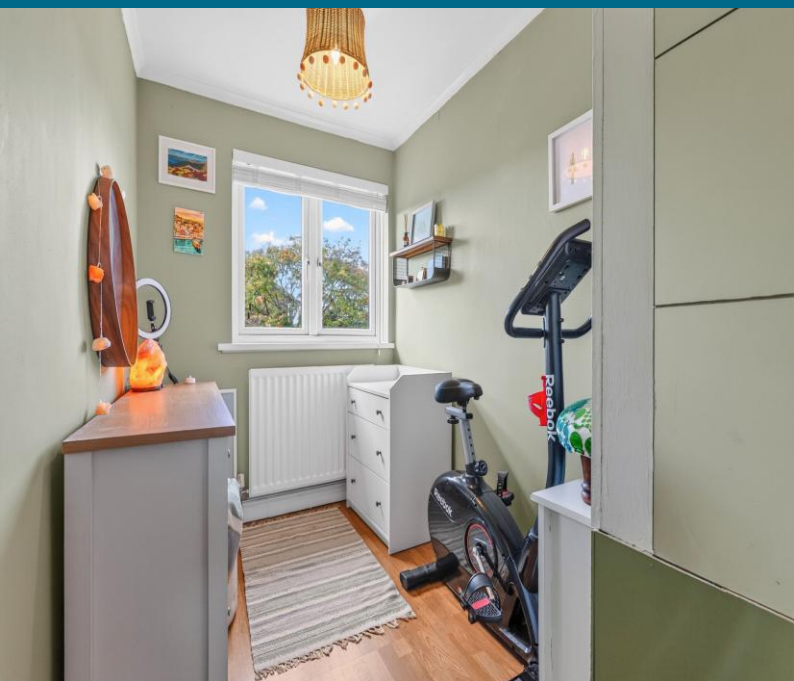
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	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.