

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

3 High Street, Blyth



- **Located In The Heart Of This Highly Sought After Residential Village**
- **Deceptively Spacious Accommodation**
 - **Pleasant Rear Garden**
 - **UPVC Double Glazing**
 - **Gas Combination Boiler**
 - **Recently Redecorated**

This three-bedroom property is positioned in the centre of the ever-popular village of Blyth, conveniently placed for access to the A1 and well served by a range of local amenities. The home represents an excellent opportunity to acquire a well-proportioned property in a prime location, with clear scope for improvement—ideal for a buyer wishing to place their own stamp on it. In summary, the accommodation comprises: entrance hall, a full-length dual-aspect lounge measuring 19'2", a generously sized kitchen, three first-floor bedrooms and a bathroom featuring a four-piece suite. To the rear, there is a good-sized garden area.

£ 190,000

3 High Street, Blyth

Accommodation

Entrance Hall

UPVC double-glazed entrance door, window, and staircase leading to the first floor.

Family Lounge – 19'2" x 12'10" Narrowing to 10' (5.84m x 3.91m)

A spacious dual-aspect reception room with UPVC double-glazed windows to the front and rear, fitted TV cabinet, and a contemporary wall-mounted electric fire.



Kitchen – 12'8" x 11'11" (3.86m x 3.63m)

Offering a range of base, drawer and wall units, display cabinet and shelving. Roll-edged work surfaces incorporating a stainless-steel sink unit with mixer tap and drainer, tiled splashbacks.



Bedroom One – 12'10" x 9'8" (3.91m x 2.94m)

With central-heating radiator.



Bedroom Two – 13'2" reducing to 9'11" x 9'2" (4.01m reducing to 3.02m x 2.79m)

With central-heating radiator.



Bedroom Three – 9’7” x 5’11” (2.92m x 1.80m)

With central-heating radiator and fitted storage cupboard.



Bathroom

Fitted with a four-piece suite comprising low-flush WC, pedestal wash hand basin, panelled bath and walk-in corner shower cubicle. Fully tiled walls and towel rail.



Outside

To the rear is a good-sized enclosed garden together with an external store.

We understand the current vendors pay an annual licence fee to Bassetlaw District Council for the benefit of parking facilities.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.