



Rayburn Court | Blyth | NE24 4GZ

£150,000

With the new train station just a short stroll away, this three-bedroom semi-detached property offers an excellent balance of indoor space and impressive outdoor gardens, making it a superb choice for families, first-time buyers or commuters alike. Occupying a generous plot, the home enjoys a front garden, a side garden and a particularly large rear garden, providing plenty of room for outdoor entertaining, children's play or future landscaping. Off-street parking is conveniently positioned to the rear, adding to the overall practicality of the property. The accommodation begins with a welcoming entrance hallway, setting the tone for the rest of the home and providing access to a useful downstairs W.C. The kitchen is well proportioned and functional, offering ample space for everyday cooking, while the lounge is bright and inviting, ideal for both relaxing and entertaining. Double doors from the lounge open directly onto the rear garden, creating a seamless connection between the living space and the outdoors and allowing natural light to flood in. To the first floor, the property offers three well-sized bedrooms, each offering flexibility for family living, guest accommodation or home working. A family bathroom serves the first floor and completes the internal layout. Altogether, this is a well-located and versatile home that combines generous outdoor space, comfortable living accommodation and excellent transport links. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing

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Charming Three Bedroom House

Close To New Train Station

Off Street Parking For Two Cars to Rear

Handy Downstairs WC

Freehold, Council Tax Band

Front, Side and Large Rear Garden

Mains Water, Sewage and Electricity

Gas Heating, Fibre to Premises Broadband

Scope for Extension With The Appropriate Planning

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing, double radiator, and storage cupboard.

DOWNSTAIRS CLOAKS/W.C.: low level w.c, hand basin and single radiator.

LOUNGE: (front): 13'41 x 13'73, (4.08m x 4.18m), double glazed window to front, single radiator, coving to ceiling, and doors to rear garden

KITCHEN: (front): 6'86 x 11'74, (6.86m x 3.57m), double glazed window to front, single radiator,, range of wall, floor and drawer units with coordinating roll edge work surfaces, tiled splash backs, electric oven, gas hob and space for fridge freezer.

FIRST FLOOR LANDING AREA: built in storage cupboard.

LOFT: Pull down ladders

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, double glazed window to side, single radiator and part tiling to walls.

BEDROOM ONE: (front): 13'77 x 9'09, (3.16m x 1.98m), double glazed window to front and double radiator.

BEDROOM TWO: (rear): 10'39 x 6'51, (3.16m x 1.98m), double glazed window to rear, and single radiator.

BEDROOM THREE: (rear): 7'27 x 6'95, (2.21m x 2.11m), double glazed window to rear, and single radiator

EXTERNALLY: to the rear is laid mainly to lawn with patio area and decking, gated access to side and off street parking.

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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: Allocated Parking

MINING

The North East 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

COUNCIL TAX BAND: A

EPC RATING: TBC

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"DoubleClick Insert Picture"
FLOORPLAN TBC

"DoubleClick Insert Picture"
EPC RATING TBC

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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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