



Ingleby Way | Blyth | NE24 3PD

**£165,000**

Behind its attractive frontage lies a surprisingly spacious and beautifully arranged two-bedroom home in the heart of South Beach. Offered with no upper chain, the property presents an excellent opportunity for a range of buyers. To the front, the home benefits from a garage and off-street parking, enhancing both practicality and kerb appeal. Internally, the accommodation is well-balanced and versatile, comprising a welcoming lounge, a well-appointed kitchen diner ideal for both everyday living and entertaining, and a bright sun room providing additional living space with views over the rear. To the first floor, there are two generously sized bedrooms along with a family bathroom. Situated within the highly sought-after South Beach area, the property is ideally located close to the new train station, offering excellent transport links and easy access to local amenities and the coastline. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Stunning Two Bedroom  
Semi**

**Close To New Train Station**

**Sun Room to Rear**

**No Upper Chain**

**Garage and Off Street  
Parking**

**Mains Water, Sewage and  
Electricity**

**Sought After South Beach**

**Gas Heating, Freehold, Council Tax  
Band B**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing and single radiator.

**LOUNGE:** (front): 9'66 x 13'72, (2.94m x 4.15m), double glazed window to front, electric fire, coving to ceiling.

**KITCHEN:** (rear): 12'89 x 8'64, (3.92m x 2.63m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work tops, coordinating sink unit and drainer with mixer tap,

**SUN ROOM:** 8'64 x 11'83, (3.60m x 2.63m)

**FIRST FLOOR LANDING AREA:** Loft access

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, and heated towel rail.

**BEDROOM ONE:** (rear): 9'72 x 10'97, (2.96m x 3.34m), double glazed window to front, fitted wardrobes, and built in cupboard.

**BEDROOM TWO:** (rear): 11'43 x 6'59, (3.48m x 2.00m), double glazed window to rear, and single radiator.

**EXTERNALLY:** to the rear is access to the garage as well as a southerly/westerly facing garden which is laid mainly to lawn as well as a patio area. To the front is off street parking and a single garage with power and lighting as well as an electric door.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

## 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: B

## EPC RATING: TBC

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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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