



Petrel Way Blyth

- Three Bedroom Semi
- Garage and Off Street Parking
- Conservatory
- Front and Rear Gardens
- Freehold Epc D, Council Tax Band B

£ 180,000



01670 352900
21-23 Waterloo Road, Blyth NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Petrel Way

NE24 3QL

Beautifully presented and situated on the highly sought after Petrel Way in Blyth, a popular area of South Beach close to the local school. The property briefly comprises: Porch, light airy lounge, gorgeous kitchen, separate diner and conservatory. To the first floor you have a beautiful bathroom and three good size Bedrooms. The property also has a garage to the side with several off street parking spaces and a charming rear garden. The property also boasts gas central heating, double glazing and ample storage. Interest in this property will be high call so call soon to arrange your viewing 01670 352900 or email

Blyth@rmsestateagents.co.uk

ENTRANCE

UPVC door in to porch.

LOUNGE 16'75 x 13'15 (5.05m x 3.99m)

Double glazed window to front and radiator with arch leading to dining room

DINING ROOM 10'95 x 9'52 (3.28m x 2.87m) Max measurements

Doors to conservatory and single radiator

KITCHEN 11'62 x 7'34 (3.51m x 2.21m)

Fitted with a range of wall, floor and drawer units with coordinating work surfaces.

Stainless steel sink with drainer, mixer tap and tiles splash backs. Built in electric oven, gas hob, integrated fridge/freezer and washing machine. Double glazed window to the side and UPVC door.

LOFT

Partially boarded with pull down ladders

BATHROOM W/C

Three piece suite comprising: Panelled bath with over shower and glass screen, wash hand basin and low level WC. Heated towel rail, spotlights and double glazed window to the rear.

BEDROOM ONE 13'29 x 10'10 (4.01m x 3.07m)

Double glazed window, radiator and built in cupboard.

BEDROOM TWO 9'58 x 9'10 (2.87m x 2.77m)

Double glazed window, radiator and fitted wardrobes.

BEDROOM THREE 9'80 x 6'52 (2.95m x 1.96m)

Double glazed window and radiator.

EXTERNAL

Lawn area to the front with drive way providing off street parking for multiple vehicles. Low maintenance East facing garden to the rear with artificial lawn.

GARAGE

Single garage.

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:

EPC Rating:

BL10747 /AJ /GH /15/9/23 /V.V1



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 relation to this property.

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.

16 Branches across the North-East



The Property
Ombudsman