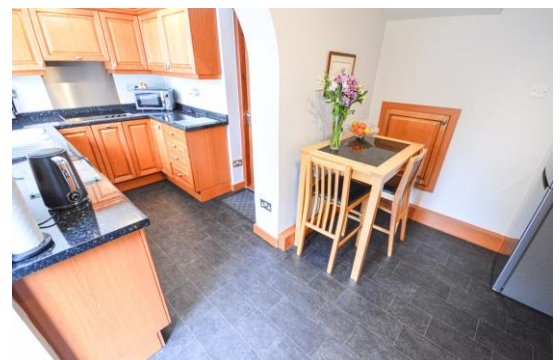




## Petrel Way Blyth

- Extended Four Bedroom Semi
- Garage and Off Street Parking
- West Facing Back Garden
- Freehold
- Downstairs W.C

**£210,000**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Petrel Way

NE24 3QL

This beautifully presented, extended semi will make a fantastic family home. situated on the 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, dining room, kitchen and downstairs W.C. To the first floor you have four bedrooms, large bathroom with shower cubicle. The property also has a garage (currently used for storage) paved front garden providing off street parking and gorgeous west facing rear garden perfect for those alfresco evenings. The property also boasts gas central heating, double glazing and ample storage. 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.

## ENTRANCE

UPVC door into porch

## CLOAKS/WC

Low level WC, hand basin, radiator and fan.

## LOUNGE 17'98 x 12'44 (5.41m x 3.76m) Max measurements include bay.

Double glazed bay window to the front, double radiator and electric fire with surround.

## DINING ROOM 10'47 x 8'30 (3.15m x 2.52m)

Double glazed patio doors to the rear and radiator.

## KITCHEN 16'19 X 10'35 (4.90m x 3.12m)

Fitted with a range of wall, floor and drawer units, stainless steel sink and mixer tap. Built in electric oven, electric hob with space for fridge freezer and plumbed for washing machine. Double glazed window to the rear, radiator and door to the rear garden.

## LOFT

Boarded out loft area.

## BATHROOM

White suite comprising: panelled bath, wash hand basin (set in vanity unit) and low level WC. Separate walk in double shower cubicle, radiator, spotlights and double glazed window.

## BEDROOM ONE 13'45 x 8'61 (4.06m x 2.59m) Min measurements exclude recess

Double glazed window, single radiator and fitted wardrobes.

## BEDROOM TWO 15'86 x 8.05 (4.78m x 2.44m)

Double glazed window and single radiator

## BEDROOM THREE 9'41 x 9'35 (2.84m x 2.93m)

Double glazed window, single radiator and built in cupboard.

## BEDROOM FOUR 6'73 x 7'33 (2m x 2.21m)

Double glazed window to the front and built in cupboard.

## EXTERNAL

Blocked paved drive way providing off street parking for multiple vehicles. West facing rear garden laid mainly to lawn and patio area.

## GARAGE

Garage is used as a storage area.

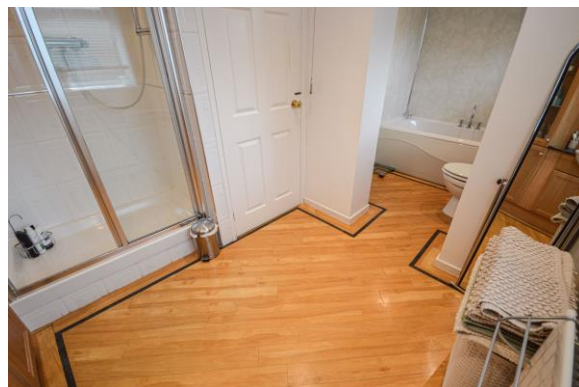
## TENURE

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  
£10 Lord Ridley Charge

## Council Tax Band:C

## EPC Rating:B

BL06115 /AJ /GH /14/9/23 /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