



Drake Avenue Blyth

- Semi Detached
- Three Bedrooms
- En Suite
- Downstairs W.C
- Section106 Affordable Housing, 80%

£ 130,666



01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK
MATTHEWS
SAYER

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

Drake Avenue

Blyth NE24 3UQ

Beautifully presented and located on the sought after South Shore Estate, close to the beach and Ridley Park. The property briefly comprises: Entrance hallway, downstairs cloaks/w.c. Lounge, fabulous dining kitchen with French doors to the rear. To the first floor there is the master bedroom with contemporary En-Suite shower room, two further bedrooms and a family bathroom. The property also has a charming front garden with off street parking and a rear garden. A gorgeous, spacious and affordable family home on this exceptionally sought after modern development. Interest in this property will be high .

This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. (We are waiting for final confirmation of this). The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 01670 352900 for more information or visit:

<https://www.northumberland.gov.uk/Housing/Affordable.aspx>

ENTRANCE

Entrance door into porch.

CLOAKS/W.C

Low level W.C hand basin and double glazed window.

LOUNGE 14'29 x 11'91 (4.32m x 3.58m)

Double glazed window to the front, radiator and storage cupboard.

KITCHEN/DINER 15'21 x 8'79 (4.62m x 2.62m)

Fitted with a range of wall, floor and drawer units with coordinating work surfaces, stainless steel sink unit with drainer and mixer tap. Built in electric oven, gas hob and plumbed for washing machine. Double glazed window and French doors into rear garden.

BATHROOM

Three piece suite comprising: Panelled bath, hand basin and low level W.C. Single radiator and part tiling to walls.

BEDROOM ONE 11'75 x 9'58 (3.53m x 2.87m)

Double glazed window to the front, single radiator and built in cupboard.

EN-SUITE

Low level W.C, hand basin and shower cubicle. Double glazed window and radiator.

BEDROOM TWO 8'95 x 7'57 (2.67m x 2.26m)

Double glazed window and radiator.

BEDROOM THREE 7'60 x 6'11 (2.29m x 1.85m)

Double glazed window and radiator.

EXTERNAL

Block paved driveway providing off street parking to the front. Low maintenance garden to the rear laid mainly to lawn.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: BLOCK PAVED DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

BL10880 .AJ .GH .24/1/24 .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

