



## The Pastures

Blyth

- Bungalow
- Two Bedrooms
- Cul De Sac Location
- No Upper Chain
- EPC Rating D, Tax Band:B

**£ 190,000**



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

ROOK  
MATTHEWS  
SAYER

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# The Pastures

South Beach NE24 3HA

This fantastic bungalow is situated on a fabulous plot, located on the popular The Pastures, a cul-de-sac position on the ever popular South Beach Estate, boasting a good size plot. The property is being sold with the benefit of no upper chain and briefly comprises: hallway, generous lounge, kitchen, two bedrooms and re-fitted shower room. Attractive frontage, driveway with off street parking and garage. 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.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## ENTRANCE

UPVC door with glass side panel.

**LOUNGE 16'41 x 11'96 (4.98m x 3.58m)**

Double glazed window to the front, radiator and electric fire.

**KITCHEN 10'96 x 7'29 (3.28m x 2.18m)**

Fitted with a range of wall, floor and drawer units with coordinating work surfaces. Stainless steel sink unit with mixer tap, space for cooker and fridge freezer. Double glazed window and door to the side.

**SUN ROOM 19'41 x 6'66 (5.89m x 1.98m)**

Double glazed windows and french doors to rear. Tiling to floor.

## SHOWER ROOM

Three piece suite comprising: Low level W.C, hand basin and walk in shower cubicle. Double glazed window and heated towel rail.

**BEDROOM ONE 12'63 x 9'22 (3.81m x 2.79m)**

Double glazed window, radiator and fitted wardrobe and drawers.

**BEDROOM TWO 10'24 x 8'75 (3.10m x 2.64m)**

Radiator and doors to conservatory.

## FRONT

Block paved with driveway providing off street parking and single garage.

## REAR

Low maintenance with lawn and patio area.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NO BROADBAND

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND OFF STREET PARKING

## 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.

## AGENTS NOTE

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## 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

**LORD RIDLEY FEE: £25 per annum**

**COUNCIL TAX BAND: B**

**EPC RATING: "A to G"**

**BL10783 .AJ .GH .22/1/24 .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**

