



## Burnham Close Blyth

**For Sale by Auction: 29th February 2024, Option 2, Terms and Conditions apply.**

Boasting a fabulous corner plot and extension, this three bedroom family home is located within this popular cul-de-sac on South Beach Estate. Within the catchment area for Bede Academy, close to the beach and local amenities, this semi will be incredibly popular with families due to the space. The property briefly comprises: Entrance hallway, open plan Lounge /dining room, extended kitchen with door to the garden and access to the garage and a fantastic downstairs large bathroom. Three bedrooms to the first floor and family bathroom. The rear garden is South West facing and leads to a drive way and garage and solar panels fitted to the roof. This fantastic property is being sold with the benefit of no upper chain, call soon to arrange your viewing. Solar panels

# Guide Price £ 155,000



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# Burnham Close

NE243UB

## ENTRANCE

UPVC door into porch.

## LOUNGE 13'29 x 12'33 (4.01m x 3.73m)

Double glazed window to the front, single radiator and built in storage cupboard. Opening into dining room

## DINING ROOM 10'96 x 7'96 (3.28m x 2.36m)

Patio doors and radiator.

## KITCHEN/DINER 23'31 x 10'78 (7.09m x 3.22m)

Double glazed window to the rear and single radiator.

Fitted with a range of wall, floor and drawer units with coordinating work surfaces. Coordinating sink unit with mixer tap, space for fridge/freezer, cooker, plumbed for washing machine and a log burner.

## DOWNSTAIRS BATHROOM

Double glazed window and heated towel rail, walk in shower, free standing bath, low level WC and wash hand basin.

## BEDROOM ONE 12'95 x 8'82 (3.89m x 2.64m)

Double glazed window, radiator and fitted wardrobes.

## BEDROOM TWO 9'24 x 9'23 (2.79m x 2.79m)

Double glazed window and radiator.

## BEDROOM THREE 6'67 x 6'47 (1.98m x 1.93m) Minimum measurements exclude recess

Double glazed window and radiator.

## BATHROOM (upstairs)

Three piece suite comprising: Panelled bath with over bath shower, low level WC and wash hand basin set in vanity unit. Double glazed window and radiator.

## FRONT GARDEN

Low maintenance gravelled area.

## REAR GARDEN

South east facing, low maintenance garden with patio.

## GARAGE

Single garage to the rear of the property with off street parking.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: "CABLE / FIBRE / ADSL / SATELLITE"

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

## RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

## RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

## 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:C

BL10101 /AJ /DS/19/02/2024/V.3



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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.

16 Branches across the North-East



The Property  
Ombudsman