



## Grosvenor Place Blyth

Stunning Refurbished Three Bedroom Semi on Grosvenor Place, situated on the sought after Chase Farm Estate in Blyth. Briefly comprising: Entrance hall, ground floor cloaks/WC, lounge with French doors to rear west facing garden, breakfasting kitchen, newly fitted kitchen with integrated appliances. Three bedrooms to the first floor master with refurbished shower room and gorgeous recently fitted bathroom. Garden to front and West facing enclosed garden to the rear with parking space for two cars. A delightful family home extremely well presented and appointed located close to local schools, shops and transport/road links. We strongly advise an early inspection to secure. 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.

**Asking Price £155,000**

ROOK  
MATTHEWS  
SAYER

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

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



# Grosvenor Place

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

Solid wood and glazed door, radiator, stairs to first floor, storage cupboard, coving to ceiling, telephone point

**GROUND FLOOR CLOAKS/WC.** Low level WC, wash hand basin, partial tiling, extractor fan, radiator and wood flooring

#### LOUNGE 10' 10" (3.3m) X 15' 1" (4.6m)

Double glazed window and patio door to garden laid mainly to lawn with patio area. Double radiator, coving, television point



#### BREAKFASTING KITCHEN 9' 05" (2.87m) X 15' 0" (4.57m)

Double glazed window to front x 2, fitted wall and base units with roll top work surfaces in wood finish, double radiator, stainless steel sink unit with 1.5 bowl sink unit, mixer tap, tiled splash back. Electric hob with extractor hood, integrated electric oven and microwave, plumbed for automatic washing machine, wall mounted central heating boiler, space for fridge/freezer

#### FIRST FLOOR LANDING

Coving to ceiling



#### BEDROOM ONE 10' 10" (3.3m) X 10' 10" (3.3m)

Double glazed window to rear, single radiator, fitted double wardrobes, telephone and television point

#### EN-SUITE SHOWER

Double walk in shower cubicle with power shower, extractor fan, tiled walls and floor, towel rail, double glazed window to the rear

#### BEDROOM TWO 8' 8" (2.64m) X 9' 5" (2.87m)

Double glazed window to front, single radiator. Loft access with part boarded loft space



#### BEDROOM THREE 6' 3" (1.9m) x 13' 8" (4.17m)

Double glazed window to front, single radiator, cupboard housing hot water tank

#### BATHROOM/WC

Low level WC, panelled bath, hand basin in vanity unit, tiled floor double glazed window to side, recessed halogen spotlights to ceiling, heated towel rail

#### EXTERNALLY

Laid mainly to lawn, paved area, fenced boundaries, parking for two cars



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: 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

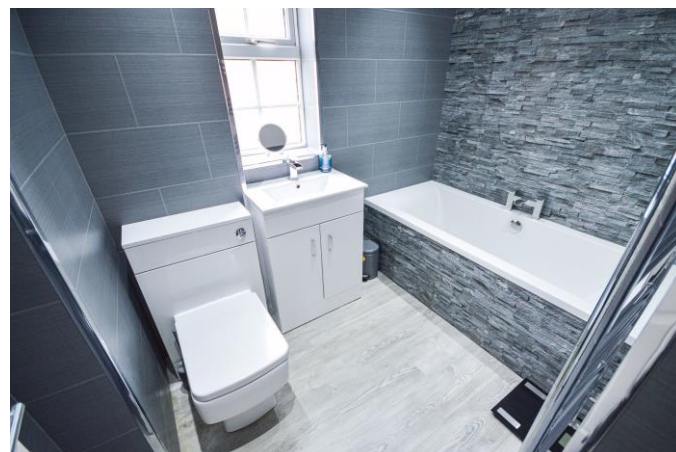
### TENURE

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**

BL00010895.AJ.DS.20/02/2024.V.2





**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**

