



Princess Louise Road Blyth

This Beautifully presented Three Bedroom semi, will make a gorgeous family home. Pleasantly located near Blyth town centre, Blyth beach and local schools. Briefly comprising: Entrance hall, ground floor cloaks/w.c., lounge, dining room and breakfasting kitchen. To the first floor three bedrooms, refurbished family bathroom and separate WC. Gardens to front, side and rear and driveway providing off street parking. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£ 130,000



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Princess Louise Road

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

CLOAKS/WC

Low level; WC, hand basin, double glazed window, single radiator

LOUNGE 12'80 (3.86) X 11'27 (3.40) minimum measurements excluding recess

Double glazed window to rear, single radiator

DINING ROOM 12'34 (3.73) X 10'93 (3.28)

Double glazed window to front, single radiator

KITCHEN 12'18 (3.68) X 12'77 (3.84)

Double glazed window to rear and side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for fridge/freezer, UPVC door to rear garden

FIRST FLOOR LANDING

Loft access, pull down ladder

BEDROOM ONE 12'79(3.84) X 12'15 (3.70) max measurements into recess

Double glazed window to rear, single radiator

BEDROOM TWO 12'38 (3.77) X 9'12 (2.77)

Double glazed window to front, single radiator, fitted wardrobes

BEDROOM THREE 9'47 (2.84) X 7'98 (2.36)

Double glazed window to rear, single radiator

BATHROOM

3 piece suite comprising: panelled bath, hand basin, shower cubicle, low level WC, double glazed window to rear, heated towel rail, plus separate WC

FRONT GRADEN

Small garden, parking for two cars

REAR GARDEN

Small lawned area, fence boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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: Low

Any flood defences at the property: No

Coastal Erosion Risk: No

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: A

EPC RATING: C

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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