



## Sandringham Meadows Blyth

Stunning three storey family home situated on the Sought after Sandringham Meadows, this gorgeous property benefits from an open aspect to the rear over woodland. Spacious hallway, ground floor cloaks/WC, ground floor bedroom/playroom, utility room. The first floor boasts a spacious lounge/dining area with feature Juliette balcony and stunning newly fitted kitchen /Diner , Three bedrooms one to the ground floor and two to the second floor; the master bedroom with En-suite shower room. Private and enclosed garden to the rear, driveway and garage to the front. 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 **£210,000**

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# Sandringham Meadows

## Blyth

### ENTRANCE

Double glazed entrance door

### Entrance Hallway

Spacious hallway, radiator, staircase to the first floor

### Downstairs Cloaks/WC

Low level WC with push button cistern, hand washbasin, radiator, wood effect flooring, extractor fan



### Ground Floor Bedroom/Playroom (Rear) 10'4 x 8'4 (3.15m x 2.54m)

Double glazed French doors to the garden, radiator

### Utility Room 6'10 x 6'8 (2.08m x 2.03m)

Fitted worktops, single drainer sink unit with mixer taps, plumbed for automatic washing machine, double glazed door to the rear garden, central heating boiler, wood effect flooring, tiled splashbacks

### First Floor Landing Area

Radiator, double glazed window, staircase to the second floor



### Lounge (Rear) 15'5 x 10'3 (4.70m x 3.12m)

Spacious family lounge with double glazed window, feature double glazed Juliette balcony overlooking the rear garden, radiators

### Dining Kitchen (Front) 16'1 x 8'11 (4.90m x 2.72m)

A stunning, contemporary fitted kitchen opening into the dining area with feature Juliette balcony, the kitchen incorporates a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, stainless steel cooker hood, integrated fridge and freezer, tiled splashbacks, under-unit lighting, plumbed for dishwasher, radiator, wood effect flooring

### Second Floor Landing

Airing cupboard with shelving



### Bedroom One (Rear) 13'5 x 6'5 (4.09m x 1.96m)

Radiator, double glazed window, fitted robe

### En-Suite Shower Room

Contemporary En-suite with shower cubicle, shower, pedestal washbasin with mixer taps, low level WC with push button cistern, half height tiling, wood effect flooring, spotlights to ceiling

**Bedroom Two 9'1 x 8'6 (2.77m x 2.59m)**

Radiator, double glazed window

**Bedroom Three 10'6 x 6'8 (3.20m x 2.03m)**

Radiator, double glazed window Bathroom Modern, white bathroom suite comprising of, bath with mixer taps, pedestal washbasin with mixer taps, low level WC with push button cistern, tiled splashbacks, tiled splashbacks, wood effect flooring, radiator, double glazed window Externally Private and enclosed rear garden with patio, lawn and borders, driveway and garage to the front

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: garage and allocated space

**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: C**

**EPC RATING: C**

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**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.

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