



Whithorn Court Blyth

- Sought After, Substantial Detached Bungalow
- Driveway
- Lounge with Bow Window and Featured Marble Surround Dimplex Optimist Flame Effect Inset Fire
- Appliances
- Conservatory, Three Generous Bedrooms
- Beautiful Shower Room

£ 190,000



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Whithorn Court

Blyth

PROPERTY DESCRIPTION

ENTRANCE LOBBY

Spacious hallway, radiator, coving to ceiling

LOUNGE 16'1 (4.90) X 11'11 (3.63) MEASUREMENTS EXCLUDING DEPTH OF ALCOVES

Double glazed feature bow window, feature marble fireplace surround, dimplex optimist flame effect inset fire, two radiators

DINING KITCHEN 17'0 (5.18) X 8'0 (2.44)

Excellent size, modern fitted kitchen incorporating a range of modern base, wall and drawer units, solid quartz with bevelled edges, integrated electric oven, electric hob, integrated fridge and freezer, single drainer sink unit with mixer tap, space for washing machine/dishwasher tiled flooring, radiator

CONSERVATORY 9'1 (2.77) X 9'0 (2.74)

Insulated cushion flooring, double glazed door to rear garden

BEDROOM ONE 12'0 (3.66) X 9'11 (3.02)

Radiator, double glazed window to front, contemporary range of freestanding robes, dado rail, coving to ceiling

BEDROOM TWO 11'1 (3.38) X 6'1 (1.85)

Radiator, double glazed window to rear

BEDROOM THREE 11'1 (3.38) X 8'1 (2.46)

Radiator, double glazed window to rear, enjoying views of the rear garden

EXTERNALLY

Delightful rear garden, with patio, artificial lawn and borders, electrical half cassette sun awning, with full automated function available

SHOWER ROOM

Shower cubicle, hand basin, low level WC, double glazed window, heated towel rail, tiled to floor and walls

UTILITY ROOM

At the rear of the garage, raised platform for washing machine and dryer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is known to be on a coalfield and 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

If you require any further information on this, please contact us.

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

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Wet/shower room

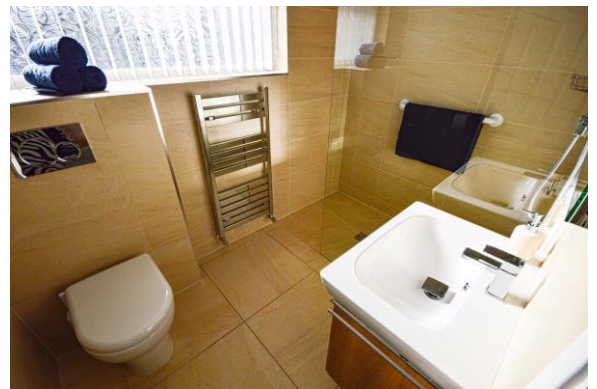
TENURE

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: D

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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.

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

