



Admiral Court Blyth

A gorgeous three bedroom town house located on the highly desirable South Shore development. Close to the beach and Ridley Park, a superb location. The property is arguably the best on the current market and briefly comprises entrance hallway, lounge, downstairs cloaks/WC, stunning dining kitchen with doors to the rear garden, two double bedrooms to the first floor, splendid family bathroom with shower to the top floor this is a large master with plenty of storage, private and enclosed rear garden, With Garage to the rear and off street parking for Two Cars. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£175,950**

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Admiral Court Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing

CLOAKS/WC

Low level WC, hand basin

LOUNGE 14.35 (4.37) NX 11'93 (3.63)

Double glazed window to front, double radiator, built in storage cupboard

KITCHEN/DINING ROOM 11'91 (3.63) X 9'26 (2.82)

Double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, built in electric oven, gas hob with extractor fan above, space for fridge/freezer, spot lights, double glazed patio doors to rear

FIRST FLOOR LANDING

BEDROOM ONE 20'01 (6.09) X 8'57 (2.61)

Double glazed window to front, built in cupboard, two velux windows

BEDROOM TWO 12'02 (3.66) X 12'24 (3.73) maximum measurements into recess

Double glazed window to front

BEDROOM THREE/OFFICE 12'07 (3.67) X 7'60 (2.31)

Double glazed window to rear, single radiator

BATHROOM

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, single radiator

FRONT GARDEN

Open, laid mainly to lawn

REAR GARDEN

Laid mainly to lawn, gate, access to garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

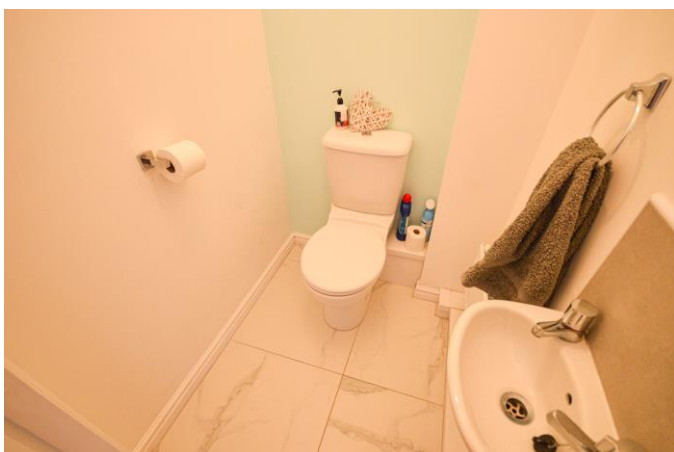
Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: Yes

Parking: Garage in a separate block and a 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.

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: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

