



Font Drive Blyth

Beautifully presented superb larger style four bedroom detached house. Located on Font Drive a highly sought after estate. Close to local schools, Asda and links to the A189 and A1. This spacious family home also benefits from having two reception room so there is the option of having a family/ playroom or even a fifth bedroom should you need it for guests. Ideally located and close to all amenities and close proximity to Cramlington Hospital. The accommodation briefly comprises: Entrance hallway, downstairs cloaks/WC, lounge, family room/ dining room and spacious breakfasting kitchen, utility room. To the First Floor there are four double bedrooms with two En-suite shower rooms, and a family bathroom. Externally there are gardens to the front and the rear of the property, and a single garage with off street parking to the front.

Asking Price **£219,950**

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PROPERTY DESCRIPTION

ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, radiator, tiled flooring

CLOAKS/WC

Low level WC, pedestal wash hand basin

LOUNGE 19'15 x 11'18 (5.82m x 3.38m) maximum measurements into recess

Double glazed bay window to front, radiator

DINING ROOM / 2ND RECEPTION 10'80 x 9'42 (3.25m x 2.84m) minimum measurements excluding recess

Double glazed window to rear, single radiator, tiled floor

DINING KITCHEN 14'39 x 11'19 (4.34m x 3.38m)

Double glazed window to rear, fitted with a range of wall and base units, work surfaces, stainless steel drainer sink unit with mixer tap, built in electric oven and gas hob with extractor fan above, space for fridge/freezer, tiling to floor, storage cupboard, double glazed patio doors to rear garden

UTILITY 6'78 X 5'30 (2.00 X 1.60) minimum measurements excluding recess

Fitted wall units, work surfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, tiled floors, double glazed door to rear garden

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 14'69 x 11'49 (4.42m x 3.45m)

Double glazed window to front, fitted mirror fronted sliding door wardrobes, single radiator

EN-SUITE

Shower cubicle, low level WC, hand basin, single radiator

BEDROOM TWO 11'7 x 11'46 (3.53m x 3.45m) with Jack & Jill En-suite shower room

Double glazed window x 2 to front, fitted mirror fronted sliding door wardrobes, single radiator

BEDROOM THREE 10'70 x 9'90 (3.22m x 2.97m) with Jack & Jill En-suite shower room

Double glazed window to rear, single radiator

BEDROOM FOUR 9'87 x 6'16 (2.95m x 2.77m)

Double glazed window to rear, single radiator



BATHROOM/WC

White four piece suite comprising panelled bath, pedestal wash hand basin, low level WC, shower cubicle, part tiled walls, single radiator, double glazed frosted window to rear

FRONT GARDEN

Laid mainly to lawn, driveway providing off street parking, leading to garage

REAR GARDEN

Laid mainly to lawn, paved area

GARAGE

Integral garage with up and over door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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: D

EPC RATING: C

BL00010948.AJ.DS.07/03/2024.V.2





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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.

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