



## Priory Grange Blyth

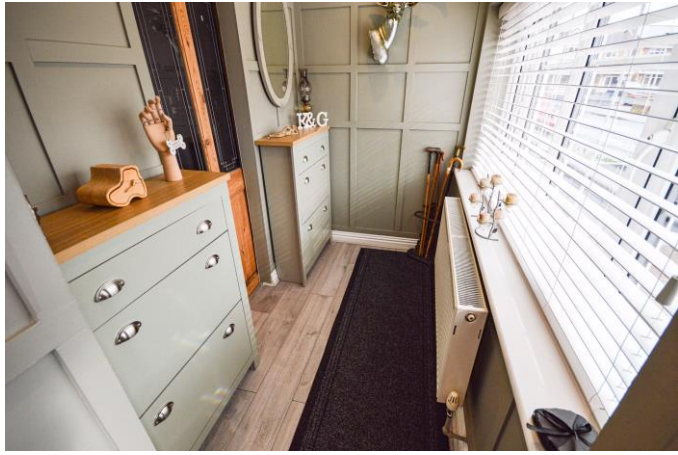
Wow this stunning show home standard detached family home boasts a fabulous position within this highly sought after estate Presented to the highest of standards throughout and briefly comprises: Entrance hallway, Utility Room, stylish lounge /diner, double glazed conservatory and gorgeous kitchen. To the first floor there are three bedrooms with a re-fitted bathroom that you will undoubtedly fall in love with, including a stunning freestanding Bath. Impeccably presented, enclosed rear garden perfect for those alfresco evenings and a paved garden to the front providing off street parking. 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 **£185,000**

ROOK  
MATTHEWS  
SAYER

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Priory Grange Blyth

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Single radiator, leading to utility room

### LOUNGE/DINER 22'79 (6.88) X 9'95 (2.97) maximum measurements into recess

Double glazed window to front, single radiator, spotlights



### KITCHEN 9'14 (2.77) X 7'61 (2.29)

Double glazed window to rear, 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, spotlights, double glazed door to rear garden

### UTILITY ROOM 10'19 (3.07) X 7'64 (2.20) maximum measurements into recess

Space for fridge/freezer, plumbed for washing machine, doors to hallway

### SUN ROOM 9'10 (2.77) X 8'43 (2.54)

Single radiator

### FIRST FLOOR LANDING

Double glazed window to side, loft access – partially boarded



### BEDROOM ONE 11'68 (3.51) x 9'55 (2.87) minimum measurements including wardrobes

Double glazed window to front, single radiator, fitted wardrobes

### BEDROOM TWO 8'87 (2.64) X 9'56 (2.87)

Double glazed window to rear, single radiator

### BEDROOM THREE 8'16 (2.46) X 8'32 (2.52)

Double glazed window to front, single radiator

### BATHROOM/WC

4 piece suite comprising: Freestanding bath, pedestal wash hand basin, shower cubicle, low level WC, spotlights, double glazed window to rear, single radiator

### FRONT GARDEN

Block paved, off street parking

### REAR GARDEN

Laid mainly to lawn, garden shed



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

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.

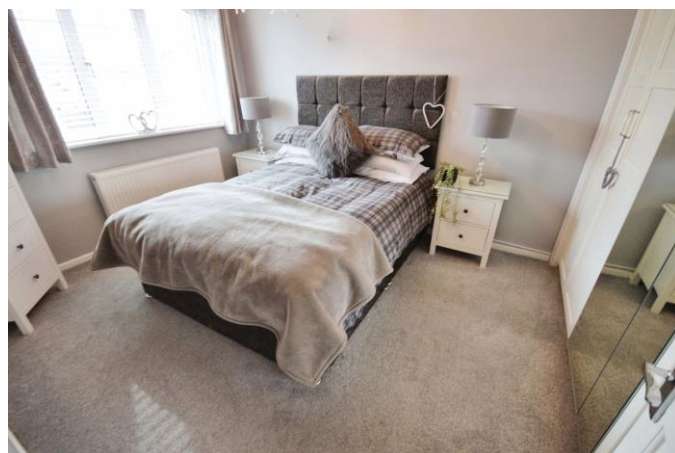
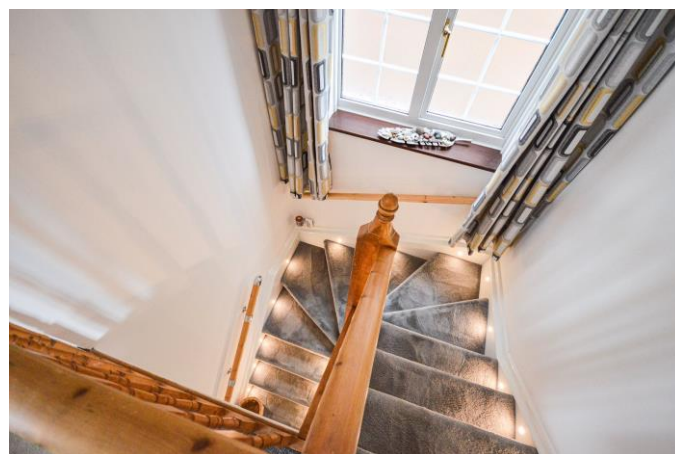
### TENURE

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: TBC**

BL00010982.AJ.DS.15/03/2024.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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