



## Shearwater Way Blyth

Immaculate three bed semi detached with garage & gardens situated on the highly sought after Shearwater Way, South Beach Estate in Blyth. An ideal family purchase close to local Bede Academy School, beach and amenities. The property briefly comprises: Entrance porch, light and airy lounge, diner and kitchen. Three bedrooms to the first floor with modern Shower room WC. Externally there are well kept low maintenance gardens to both front and rear and extensive block paved driveway providing off street parking for several vehicles leading to garage. 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 £170,000**

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)



# Shearwater Way

## Blyth

### PROPERTY DESCRIPTION

#### PORCH ENTRANCE

UPVC entrance door

#### LOUNGE 16'96 (5.11) X 12'56 (3.78) maximum measurements into recess

Double glazed window to front, double radiator

#### DINING ROOM 11'75 (3.53) X 9'33 (2.82)

Radiator, doors to rear garden



#### KITCHEN 10'6 (3.20) X 6'07 (2.01)

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, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, dish washer, plumbed for washing machine, double glazed door to rear garden

#### FIRST FLOOR LANDING

Loft access, partially boarded, pull down ladders

#### BEDROOM ONE 13'38 (4.04) X 9'67 (2.90)

Double glazed window to front, single radiator, fitted wardrobes, built in cupboard

#### BEDROOM TWO 9'35 (2.82) X 9'22 (2.79)

Double glazed window to rear, single radiator, fitted wardrobes

#### BEDROOM THREE 9'85 (2.95) X 6'51 (1.96)

Double glazed window to front, single radiator, built in cupboard



#### SHOWER ROOM

3 piece suite comprising: Shower cubicle, wash hand basin in vanity unit, low level WC, spot lights, double glazed window to rear, heated towel rail, single radiator, tiling to walls, tiled floor

#### FRONT GARDEN

Paved, driveway for two cars leading to garage

#### REAR GARDEN

Laid mainly to lawn, low maintenance garden, patio area



#### GARAGE

Single, power and lighting

Electric vehicle charging point

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

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: B**

**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.

**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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