



## Thorneyburn Way Blyth

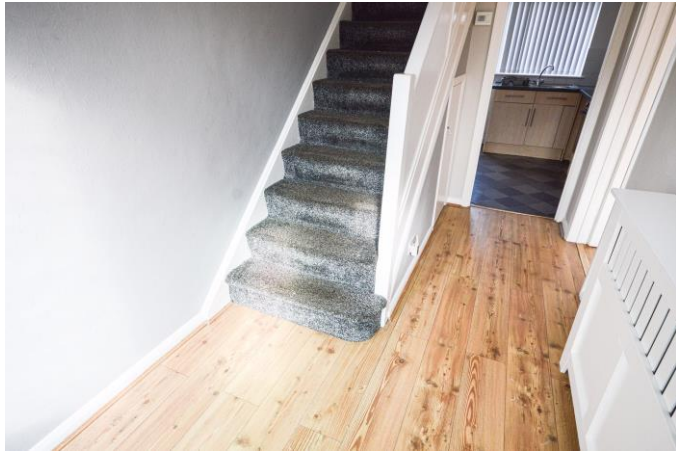
This gorgeous end-link family home is being sold with the benefit of no upper chain. The property briefly comprises: Entrance hall, spacious lounge /diner with contemporary fireplace and kitchen. Three generous bedrooms to the first floor, lovely modern bathroom suite with shower. Driveway to the front and Garage. The property also boasts a fantastic rear garden perfect for those alfresco evenings. 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 **£115,000**

ROOK  
MATTHEWS  
SAYER

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# Thorneyburn Way

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, under stairs cupboard, radiator

#### LOUNGE/DINING ROOM 11'09 (3.58) X 21'10 (6.65)

Double glazed window to front and rear, electric fire with wood effect surround, marble inset and hearth, telephone and television points, double radiator x 2



#### KITCHEN

Fitted with a range of wall and base units, work surfaces, built in electric oven and hob, extractor hood, space for automatic washing machine and fridge/freezer, wall mounted combination boiler, double glazed window and door to rear

#### BEDROOM ONE 11'11 (3.63) X 10'10 (3.30)

Double glazed window to front, radiator

#### BEDROOM TWO 10'11 (3.33) X 8'10 (2.69) minimum measurements excluding recess

Double glazed window to rear, built in wardrobe, storage, radiator



#### BEDROOM THREE 7'04 (2.24) X 8'07 (2.44) minimum measurements excluding recess

Double glazed window to front, radiator

#### BATHROOM/W.C.

White three piece suite comprising panelled bath with electric shower over, glass shower screen, pedestal wash hand basin, low level WC, tiled walls, radiator, double glazed frosted window to rear

#### FRONT GARDEN

Blocked paved, driveway providing off street parking for 3 vehicles



#### REAR GARDEN

Laid mainly to lawn, fenced and walled boundaries, gated access to side

#### GARAGE

Detached garage to front of property with up and over door, light and power points, electric vehicle charger



**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: A**

**EPC RATING: C**

BL00010984.AJ.DS.12/03/2024.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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.

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