



Amble Close Blyth

This simply beautiful Link detached house situated on Amble Close, a quiet cul-de-sac in Newsham Farm Estate is arguably the best in the area. The property will make a spacious family home and is being offered for sale with the benefit of no upper chain and briefly comprises: charming entrance hall, light and airy lounge, dining room, modern kitchen, utility room, Conservatory and downstairs WC. To the first floor there are three good size bedrooms and superb family Bathroom. Benefitting from gas central heating and double glazing. Gardens to the front with Garage and off street parking. The property has a stunning enclosed garden to rear perfect for those alfresco evenings. An ideal family house, internal inspection essential. We anticipate an extremely high level of viewings on this amazing family home! Call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price £180,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator

CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

LOUNGE 17'96 (5.41) X 11'19 (3.38) maximum measurements onto recess

Double glazed window to front, single radiator

DINING ROOM 9'47 (2.84) X 7'97 (2.36) minimum measurements excluding stairs

Single radiator, stairs leading to first floor landing, -double glazed doors leading to conservatory

CONSERVATORY 9'96 (2.92) X 9'19 2.77

Dwarf walls, double glazed windows, ceiling fan, double glazed door leading to rear garden

KITCHEN 11'17 (3.38) X 8'13 (2.46)

Double glazed window to front, 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 oven, gas hob with extractor fan above, space for fridge, door to utility

UTILITY ROOM

Double glazed window to rear, fitted wall and base units/work surfaces, stainless steel sink unit, space for freezer, plumbed for washing machine, door to rear garden

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 11'61 (3.51) X 9'48 (2.84) minimum measurements excluding fitted wardrobes

Double glazed window to front, single radiator, fitted wardrobes

BEDROOM TWO 12'23 (3.71) X 7'82 (2.33)

Double glazed window to rear, single radiator

BEDROOM THREE 11'26 (3.40) X 6'23 (1.88) maximum measurements into recess

Double glazed window to front, single radiator

SHOWER ROOM

Shower cubicle, low level WC, hand basin, heated towel rail, double glazed window to side, tiling to walls

FRONT GARDEN

Low maintenance garden, driveway leading to garage



REAR GARDEN

Laid mainly to lawn, patio area, flower beds, bushes and shrubs

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL modem

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.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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

