



Bluebell Wynd Blyth

- Semi Detached
- Two Bedrooms
- Downstairs WC
- Leasehold with Approx 991 years left
- Off Street Parking

Asking Price £ 140,000



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ROOK
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Bluebell Wynd

Blyth NE24 4TX

Beautiful two bedroom semi detached house on the highly sought after Portland Wynd development. Gorgeous throughout and boasting, entrance hall, downstairs cloaks/W.C, lounge with open plan feature staircase to the first floor, stunning dining kitchen and French doors to the rear garden. There are two good size bedrooms to the first floor and contemporary family bathroom with W.C. To the outside you have a private and enclosed rear garden, perfect for those alfresco evening. The property also boasts off street parking, double glazing and gas central heating. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

Door in to hallway.

CLOAKS W.C

Low level W.C hand basin and double glazed window.

LOUNGE 13'07 x 9'66 (3.96m x 2.90m) Min measurements

Double glazed window to the front, radiator and access to the kitchen.

KITCHEN/DINER 14'51 x 8'04 (4.39m x 2.44m)

Fitted with a range of wall, floor and drawer units with coordinating work surface, stainless steel unit with mixer tap. Integrated fridge freezer, dishwasher and plumbed for washing machine. Double glazed window and French doors to rear garden.

LOFT

Partially boarded with pull down ladders.

BATHROOM/W.C.

Three piece suite comprising: Panelled bath with over shower and glass screen. Hand basin, low level W.C and heated towel rail. Part tiling to walls and double glazed window to the front

BEDROOM ONE 14'36 x 10'66 (4.34m x 3.20m) Max measurements include robes

Double glazed window, radiator and fitted wardrobes.

BEDROOM TWO 11'75 x 6'53 (3.53m x 1.96m)

Double glazed window and radiator.

EXTERNAL

Block paved drive way to the front providing off street parking. Low maintenance garden to the rear, laid mainly to lawn with patio area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: Driveway and off street parking

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: **999 years from September 2016**

Ground Rent: £150 per annum]

Service Charge: £46.13 per 6 months

COUNCIL TAX BAND: A

EPC RATING: B

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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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