



Brinkburn Avenue Blyth

This fantastic three bedroom bungalow is in a highly sought after street, close to the beach and Ridley Park. Briefly comprising, sunny porch, two Double Bedrooms, light and airy Lounge/Diner with double doors overlooking the rear garden, modern shower room, fitted kitchen and further Bedroom (currently set up as a Diner). The property also boasts a low maintenance garden to the front, with off street parking and garage and a rear garden. Benefitting from gas central heating and double glazing. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£160,000**

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PROPERTY DESCRIPTION

ENTRANCE

Porch, double glazed windows and door

ENTRANCE HALLWAY

Single radiator, storage cupboard

LOUNGE 16'51 (5.00) X 10'90 (3.28)

Single radiator, fire surround with electric fire inset and hearth, double doors leading to rear garden



DINING ROOM 8'65 (2.59) x 8'06 (2.44) minimum measurements excluding recess

Double glazed window to rear, single radiator

KITCHEN 10'74 (3.22) X 10'20 (3.10) maximum measurements including recess

Double glazed window to rear, single radiator, 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, double glazed door to rear garden



BEDROOM ONE 11'37 (3.43) X 10'91 (3.28)

Double glazed window front, single radiator, fitted wardrobes

BEDROOM TWO 11'42 (3.45) X 7'86 (2.33) minimum measurements excluding wardrobes

Double glazed window to front, single radiator, fitted wardrobes

SHOWER ROOM

3 piece suite comprising: Shower cubicle, low level WC, spotlights, double glazed window to rear heated towel rail, part tiling to walls, part cladding to walls

FRONT GARDEN

Low maintenance garden, driveway leading to garage

REAR GARDEN

Patio area, mainly paved, garden shed



GARAGE

Single, electric door, plumbed for washing machine

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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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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