



## Delaval Gardens Blyth

- Fantastic Two Bedroom House
- Large Front Garden
- No Upper Chain
- Garage And Rear Yard
- Fuel Coke Heating & Double Glazed

**£ 85,000**



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ROOK  
MATTHEWS  
SAYER

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# Delaval Gardens

## Blyth

This fantastic Two bedroom terraced house on Delaval Gardens in Blyth is being sold with the benefit of no upper chain. This spacious property must be viewed to appreciate the size of accommodation on offer. The property briefly comprises: Porch, lounge, good size diner and kitchen. To the first floor you have two double bedrooms and family bathroom. Delightful generous garden to the front and yard to rear with garage. Pleasantly located and superbly appointed. Interest in this property will be high call soon to arrange your viewing. 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

### ENTRANCE PORCH

Upvc entrance door

### ENTRANCE HALLWAY

Stairs to first floor

### LOUNGE 16'15 (4.92m) x 12'89 (3.92m) max measurements into bay

Double glazed window to front, fire surround with electric fire, radiator, double doors to dining area.

### DINING AREA 14'06 (4.28m) x 7'92 (2.41m)

Open plan to kitchen, storage cupboard

### KITCHEN 15'03 (4.58m) x 8'32 (2.53m)

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit, tiled splashbacks, space for cooker and fridge. Plumber for washing machine. Door to rear yard.

### BEDROOM ONE 13'10 (3.99m) x 12'86 (3.91m) max measurements into recess.

Double glazed window to rear, radiator, built in cupboard

### BEDROOM TWO 10'45 (3.18m) x 8'33 (2.53m)

Double glazed window to front, single radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower, wash hand basin, low level w.c, double glazed window to rear, radiator.

### FRONT GARDEN

Laid mainly to lawn, flowers borders, fenced boundaries

### REAR GARDEN

South facing rear yard

### GARAGE

Attached

### 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

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Coke

Parking: Garage

### 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.

### COUNCIL TAX BAND - A

EPC RATING: D

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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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