



Delaval Gardens Blyth

This Beautifully presented two bedroom mid terrace house situated on the sought after Delaval Gardens in Blyth, will make a gorgeous family home. This spacious property must be viewed to appreciate the size and standard of accommodation on offer. The property briefly comprises: Kitchen with separated Diner, Lounge and conservatory. To the first floor you have two double bedrooms and newly fitted family bathroom WC and the added bonus of a loft room .Delightful generous garden to the front and yard to rear pleasantly located and superbly appointed. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price £110,000

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Delaval Gardens

Blyth

PROPERTY DESCRIPTION

LOUNGE 16'16 (4.90) X 12'72 (3.84) maximum measurements into recess

Wooden glass panelled doors leading to conservatory, single radiator, fire surround with gas fire inset and hearth, built in storage cupboard, wooden glass panelled doors leading to kitchen

DINING ROOM 14'61 (4.42) X 7'18 (2.16)

Single radiator, door to rear yard



KITCHEN 15'82 (4.78) X 8'09 (2.44)

Double glazed door to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine

CONSERVATORY 8'26 (2.48) X 8'18 (2.46)

Entrance to front, dwarf walls, double glazed windows and doors, single radiator

LOFT/OFFICE 14'66 (4.42) 14'19 (4.29)

Two velux windows, radiator



BEDROOM ONE 12'84 (3.86) X 11'57 (3.48) minimum measurements excluding recess

Double glazed window to front, single radiator

BEDROOM TWO 9'13 (2.77) X 8'40 (2.54)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece white suite comprising: Shower over panelled bath, wash hand basin set in vanity unit, low level WC, spot lights, double glazed window to rear, heated towel rail, tiling to walls

FRONT GARDEN

Bushes and shrubs, fencing surrounds

REAR YARD



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: On street

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: E

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |





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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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