



Herring Gull Close

Blyth

Rarely available on the open market, this substantial Four Bedroom detached family home is positioned beautifully close to green area, accessing the walk to the beach. The property boasts an impressive rectangular entrance hallway, light and airy lounge/dining area. Conservatory to the rear with French door opening to the rear garden, Further Lounge which could be used as a playroom or office, Utility, Cloakroom and downstairs cloaks/WC and Modern fitted kitchen with dining area, spacious landing area, family bathroom with shower and four good size bedrooms to the first floor. Private and enclosed rear Southerly facing garden which is perfect for those alfresco evenings, gated access to extensive driveway, garage, front garden and off Street parking for two cars. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price £295,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard, double radiator

CLOAKS/WC

Low level WC, pedestal wash hand basin, tiling to walls, single radiator, tiled flooring

LOUNGE 14'81 (4.47) X 12'40 (3.76)

Double glazed window to front, single radiator, fire surround with gas fire inset and hearth

DINING AREA 12'40 (3.76) X 10'05 (3.05)

Single radiator

SECOND RECEPTION ROOM 16'28 (4.93) X 7'94 (2.36)

Double glazed window to front, double radiator

KITCHEN 12'49 (3.76) X 9'98 (2.97)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edged work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob with extractor fan above, integrated fridge, spot lights

UTILITY ROOM 8'57 (2.57) X 9'02 (2.74)

Double glazed window to rear, wall units, space for fridge and freezer, plumbed for washing machine, door leading to rear garden and garage

CONSERVATORY 12'37 (3.73) X 10'62 (3.20)

Dwarf walls, double glazed windows and doors, low level radiator

FIRST FLOOR LANDING

Loft, partially boarded, electric lighting

BEDROOM ONE 12'18 (3.68) X 10'30 (3.12) minimum measurements excluding fitted wardrobes

Double glazed window to front, single radiator, fitted wardrobes

BEDROOM TWO 12'99 (3.89) X 10'18 (3.07) minimum measurements excluding recess

Double glazed window to rear, single radiator

BEDROOM THREE 11'04 (3.35) X 9'11 (2.77) minimum measurements including fitted wardrobes

Double glazed window to front, single radiator

BEDROOM FOUR 10'24 (3.10) X 7'98 (2.36) maximum measurements including fitted wardrobes

Double glazed window to rear, single radiator, fitted wardrobes



BATHROOM/WC

3 piece suite comprising: Mains shower over panelled bath, pedestal wash basin, low level WC, spot lights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Laid mainly to lawn, low maintenance garden, patio area, flower beds, south facing

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL modem

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

Solar Panels: Yes – Owned outright

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: D

EPC RATING: B

BL00011003.AJ.DS.03/04/2024.V.1





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