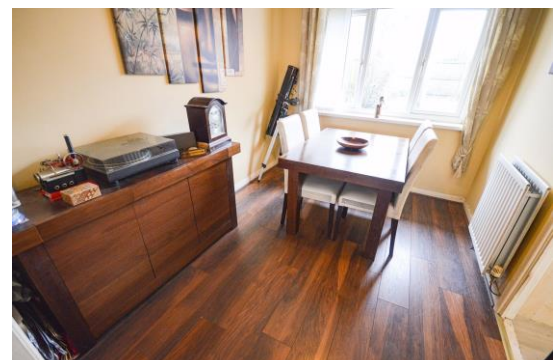




## Osprey Drive Blyth

- Semi Detached House
- Three Bedrooms
- Sought After Estate
- Garage & Driveway
- Close To Beach

**£ 155,000**



01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

# Osprey Drive

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, double radiator

#### LOUNGE 13'57 (4.09) X 12'31 (3.73)

Double glazed window to front, double radiator, built in storage cupboard

#### DINING ROOM 10'34 (3.12) X 8'29 (2.48)

Double glazed window to rear, double radiator

#### KITCHEN 10'49 (3.15) X 7'18 (2.16)

Double glazed window to side, 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, electric oven, gas hob, space for fridge/freezer, plumbed for washing machine

#### FIRST FLOOR LANDING Loft access

#### BEDROOM ONE 15'01 (4.57) X 8'61 (2.59) maximum measurements into recess

Double glazed window to front, single radiator, fitted wardrobes

#### BEDROOM TWO 9'28 (2.79) X 9'13 (2.77)

Double glazed window to rear, single radiator, built in cupboard

#### BEDROOM THREE 9'91 (2.97) X 6'76 (2.00) maximum measurements into recess and wardrobes

Double glazed window to front, single radiators, built in cupboard

#### SHOWER ROOM

Shower cubicle, wash hand basin set in vanity unit, low level WC, spot lights, double glazed window to rear, heated towel rail

#### FRONT GARDEN

Laid mainly to lawn, driveway leading to garage

#### REAR GARDEN

Laid mainly to lawn

#### GARAGE

Single

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway for multiple vehicles

#### 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: TBC

BL00010593.AJ.DS.04/04/2024.V.1



**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.

16 Branches across the North-East

