



## Pecket Close Blyth

Gorgeous Three Bedroom Semi on The highly sought after Pecket Close, Newsham Farm Estate in Blyth. Situated in a Cul-de-sac, close to schools, amenities and road/transport links. This spacious family home Briefly comprises: Entrance hall, lounge / dining room, kitchen, and utility three bedrooms to the first floor and family bathroom; Externally the property has mature well kept; garden to front and rear and driveway providing off street parking and garage; Benefitting from gas central heating, 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.

### Asking Price £165,000

ROOK  
MATTHEWS  
SAYER

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## PROPERTY DESCRIPTION

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard, single radiator



### LOUNGE 13'97 (4.25) X 11'48 (3.49) maximum measurements

Double glazed window to front, double radiator, fire surround, with electric inset and hearth

### DINING ROOM 8'43 (2.56) X 10'57 (3.20)

Double glazed window to rear, double radiator

### KITCHEN 10'15 (3.09) X 9'15 (2.78)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, double radiator, tiled splash backs,, electric fan assisted oven, electric hob, door to utility



### UTILITY ROOM 8'38 (2.55) X 8'14 (2.48)

Double glazed window and door to rear, fitted base units, stainless steel sink unit, space for fridge/freezer, plumbed for washing machine

### FIRST FLOOR LANDING

Double glazed window to side

### BEDROOM ONE 9'93 (3.02) X 11'89 (3.62) maximum measurements into wardrobes

Double glazed window to front, fitted wardrobes, radiator



### BEDROOM TWO 10'59 (3.22) X 8'90 (2.71) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator

### BEDROOM THREE 9'02 (2.74) X 7'70 (2.34)

Double glazed window to rear, loft access, single radiator

### BATHROOM

Double glazed frosted window to rear, 3 piece suite comprising: panelled bath, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail



### **FRONT GARDEN**

Low maintenance, block paved driveway leading to garage

### **REAR GARDEN**

South facing, laid mainly to lawn, fence surrounds, tree borders, patio area

### **Garage**

Attached garage to side



### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Driveway and attached 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.



### **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**

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