



Primrose Gardens Blyth

A stunning family semi detached house on the highly regarded Portland Wynd development. Immaculate throughout and boasting a whole host of upgrades throughout the property. Enjoy the Westerly aspect to this gorgeous home, with an improved, established rear garden, rear garage and driveway. Splendid kitchen with integrated appliances, downstairs cloaks/WC, rear lounge/dining room with French doors opening to the rear garden, perfect for summer days. Three bedrooms to the first floor, two doubles, with the master bedroom with beautiful En-suite shower room and gorgeous family bathroom. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price £195,000

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Primrose Gardens

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UVPC entrance door

ENTRANCE HALLWAY

Stairs leading to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

LOUNGE/DINER 16'72 (5.05) x 14'72 (4.45) maximum measurements into recess

Built in storage cupboard, double glazed doors leading to rear garden

KITCHEN 10'51 (3.18) x 7'40 (2.24) maximum measurements into recess

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, built in oven, gas hob with extractor fan above, integrated fridge/freezer

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 8'75 (2.62) x 8'38 (2.52) minimum measurements excluding recess

Double glazed window to front, fitted wardrobes

EN-SUITE

Double glazed window to front, low level WC, wash hand basin, shower cubicle

BEDROOM TWO 10'83 (3.25) x 7'77 (2.31)

Double glazed window to rear, single radiator

BEDROOM THREE 7'24 (2.18) x 6'68 (1.98)

Double glazed window to rear, single radiator

BATHROOM

4 piece white suite comprising: panelled bath, hand basin, low level WC, shower cubicle, single radiator, part tiling to walls

FRONT GARDEN

Fencing surrounds, gravelled

REAR GARDEN

Laid mainly to lawn, decking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Garage (in separate block) and driveway



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: B

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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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