



Aylesford Square Blyth

A fabulous, semi detached house. Pleasantly located within this popular cul-de-sac on South Beach, close to popular local schools, Beach and amenities. The property has been refurbished to a beautiful standard and briefly comprises: Hallway, light and airy lounge, stunning dining kitchen with appliances, tiled floor and French doors to the rear garden, three generous bedrooms to the first floor and beautiful family bathroom with shower, driveway and garage to the rear. The property boasts stunning gardens to the front, side and rear. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking price **£180,000**

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PROPERTY DESCRIPTION

ENTRANCE

UVPC entrance door

ENTRANCE HALLWAY

LOUNGE 13'37 (4.04) X 12'30 (3.73)

Double glazed window to front, single radiator, electric fire, built in storage cupboard



KITCHEN/DINING ROOM 15'57 (4.70) X 10'3 2 (3.12)

Double glazed window to rear and side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob, integrated fridge/freezer and washing machine, tiling to flooring, spotlights, double glazed window to rear garden

FIRST FLOOR LANDING

Double glazed window to side, loft access, pull down ladder

BEDROOM ONE 14'98 (4.50) X 8'57 (2.57) maximum measurements into recess

Double glazed window to front, single radiator



BEDROOM TWO 9'22 (2.79) X 9'17 (2.77)

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

BEDROOM THREE 9'97 (2.97) X 6'73 (2.00)

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

BATHROOM/WC

3 piece white suite comprising; shower over panelled bath, wash hand basin, low level WC, double glazed window to rear, heated towel rail

FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Laid mainly to lawn, summer house, east facing, access to garage

SIDE GARDEN

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL modem

Mobile Signal Coverage Blackspot: No

Parking: Garage 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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.

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