# Ford Drive
## Blyth

Gorgeous, spacious mid terrace is offered for sale on Ford Drive, Cowpen Farm Estate in Blyth. Briefly comprising: Entrance hall, lounge through dining room, utility area and kitchen. Three bedrooms to the first floor and family bathroom. Benefitting from gas central heating and double glazing, lawned front area and yard to the rear. Located on this ever popular estate, internal viewings highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

# £110,000

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## Blyth

**ENTRANCE**
UPVC entrance door
**ENTRANCE HALLWAY**
Stairs to first floor

**LOUNGE 13'83 (4.17m) max measurements into recess x 11'84 (3.56m)**
Double glazed bay window to front, television point, double radiator, fire surround

**DINING ROOM 8'65 (2.59m) x 9'69 (2.90m)**
Double glazed window to rear, double radiator

**KITCHEN 8'09 (2.44m) max measurements into recess x 9'07 (2.92m)**
Double glazed window to rear, single radiator, range of wall, floor and drawer units with roll top work surfaces, twin circular stainless steel sink and drainer unit

**UTILITY ROOM 11'10 (3.61M) X 4'0 (1.22M)**
UPVC double glazed door to rear, space for washing machine and tumble dryer, cupboard

**FIRST FLOOR LANDING**
Loft access

**BEDROOM ONE 10'81 (3.25m) x 9'98 (2.97m)**
Double glazed window to front, single radiator

**BEDROOM TWO 11'52 (3.40m) x 10'60 (3.20m) min. measurements**
Double glazed window to rear, single radiator

**BEDROOM THREE 5'96 (1.75m) x 6'63 (1.98m)**
Double glazed window to front

**BATHROOM**
Double glazed window to rear, three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, heated towel rail

**REAR YARD**
Enclosed, fenced boundaries
**PRIMARY SERVICES SUPPLY**
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre (cabinet)
Mobile Signal Coverage Blackspot: No
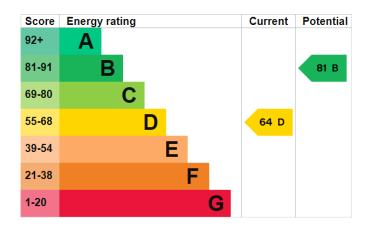Parking: Communal parking

## 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:** A
**EPC RATING:** D
BL00009114.AJ.DS.03/05/2024.V.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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The Property Ombudsman

R007 Ravensworth 01670 713330