



Lamp Court Blyth

- Stunning Semi Detached
- Ideal First Time Purchase
- Parking for Two Cars
- Downstairs WC
- Gas Heating & Double Glazed

£ 130,000



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ROOK
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SAYER

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Lamp Court

Blyth

Beautifully presented and full of charm, this stunning semi-detached home is ideally positioned within a sought-after, recently built development just off the beginning of Cowpen Road. Set in a quiet cul-de-sac, the location offers both peace and convenience, with easy access to local amenities, schools, and excellent transport links. The property welcomes you with a spacious entrance hallway leading to the lounge then a stylish and well-appointed dining kitchen. With patio doors opening onto the private rear garden, it's the perfect space for entertaining or enjoying relaxed alfresco evenings. The ground floor also features a bright and airy lounge to the front, along with a convenient downstairs cloakroom/WC. Upstairs, you'll find two generously sized bedrooms, including a master bedroom complete with a small yet practical dressing area. The modern bathroom suite is finished to a high standard, offering a serene and contemporary space to unwind. Outside, the home boasts a private, enclosed rear garden and a generous driveway to the front, providing off-street parking for two vehicles. Interest in this property is expected to be high. To arrange a viewing, please call 01670 352900 or email Blyth@rmsestateagents.co.uk.

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

CLOAKS/WC

Low level WC, wash hand basin, single radiator

LOUNGE 15'15 (4.62m) x 10'06 (3.06m) maximum measurements into recess

Double glazed window to front, double radiator

KITCHEN/ DINER 13'54 (4.13m) x 7'74 (2.36m)

Double glazed window to rear. Range of wall, floor and drawers units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, electric oven and gas hob, space for fridge/freezer, plumbed for washing machine, double glazed doors to rear garden

FIRST FLOOR LANDING

Loft access – Loft partially boarded

BEDROOM ONE 10'07 (3.07m) x 10'26 (3.13m)

Double glazed window to front, single radiator

BEDROOM TWO 12'92 (3.94m) x 7'25 (2.21m)

Double glazed window to rear, single radiator

BATHROOM

White three piece suite comprising panelled bath with shower over, wash hand basin and low level WC, part tiling to walls, single radiator, double glazed window to rear

FRONT GARDEN

Laid mainly to lawn, off street parking for two cars

REAR GARDEN

Laid mainly to lawn, fenced boundaries, patio area, garden shed, outdoor power connection

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

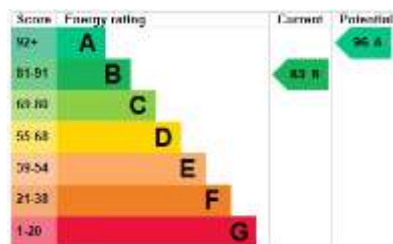
TENURE

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: 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.

16 Branches across the North-East

