



Bromley Gardens

Blyth

Occupying a pleasant position overlooking a green at Bromley gardens, this semi-detached bungalow is situated in the very popular and sought-after South Beach Estate in Blyth.

It is an ideal location, particularly for those in retirement years as there is a bus stop nearby, as well as a drive and garage at the rear of the property. The gravelled front & rear gardens offer low maintenance, and the rear of the property enjoys a sunny West facing aspect.

The accommodation briefly comprises; an entrance hall, kitchen, lounge, two bedrooms, conservatory, and a garage.

There is no upper chain so a buyer can proceed without delay as the property is available with vacant possession.

To arrange your viewing contact the Blyth branch on 01670 352900 or email blyth@rmsestateagents.co.uk

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

£139,950



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ENTRANCE HALL

Double glazed entrance hall, storage cupboard, radiator, doors to lounge and open to kitchen

LOUNGE 10'4 (3.15) x 15'11 (4.85)

Double glazed window, radiator, coving to ceiling, fireplace incorporating an electric fire

KITCHEN 5'1 (1.55) x 10'1 (3.07)

Double glazed window, part tiled walls, fitted wall and base units, single drainer stainless steel sink, space for electric oven, space for under-counter fridge, space for washing machine

BEDROOM ONE 8'9 (2.67) x 13'2 (4.01)

Double glazed window, radiator, coving to ceiling

BEDROOM TWO 6'11 (2.11) x 9'3 (2.82)

Double glazed window and door to conservatory, radiator, coving to ceiling

CONSERVATORY 6'8 (2.03) x 8'11 (2.72)

Double glazed windows and door overlooking rear garden, tiled floor, electric power sockets

BATHROOM 5'10 (1.79) x 5' (1.52)

Double glazed frosted window, tiled and wet-wall panelled walls, bath with electric shower over, pedestal wash-hand basin, low level WC

GARAGE 9' (2.74) x 16'5 (5.00)

Up & over garage door, side door to garden, window, light and power points

FRONT GARDEN

Low maintenance, feature planting, gravelled area

REAR GARDEN

Low maintenance garden, gravelled with feature planting, patio area, fenced boundaries and gate access to side of property and drive at the rear, access to side door of garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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.

16 Branches across the North-East

