



Hodgsons Road Blyth

- Two Bedroom Semi Detached
- Front , Side And Southerly Facing Rear Garden
- Downstairs W.C
- Gas Central Heating & Double Glazed
- Off Street Parking

£ 85,000



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Hodgsons Road

Blyth

Tucked away on a desirable corner plot, this charming semi-detached residence offers an ideal blend of comfort, convenience, and character. Perfectly positioned near local shops, reputable schools, and excellent transport links, the location provides a lifestyle of ease and accessibility. Beyond the inviting porch, the home opens into a warm and welcoming lounge diner, perfect for both relaxed evenings and entertaining guests. The well-appointed kitchen flows effortlessly into a delightful conservatory, creating a bright and airy space that brings the outside in. A practical downstairs W.C. adds to the convenience of everyday living. Upstairs, you'll find two generously sized bedrooms complemented by a modern shower room and an additional W.C., all designed with comfort in mind. The property further boasts thoughtfully landscaped gardens to the front, side, and rear — with the rear enjoying a southerly aspect, offering sun-drenched moments throughout the day. To complete the picture, off-street parking to the side ensures peace of mind and practicality in this already enticing home. A rare opportunity in a sought-after setting — early viewing is highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE Porch

ENTRANCE HALLWAY Stairs to first floor landing.

LOUNGE 18'52 (5.64m) x 11'54 (3.51m) max measurements into recess. Double glazed window to front and rear, x2 single radiator.

KITCHEN 12'44 (3.79m) x 8'90 (2.71m) max measurements into recess. Double glazed window to front and side, fitted with a range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit, plumbed for washing machine, tiled splashbacks, space for cooker, fridge/ freezer, storage cupboard, door to sun room.

CLOAKS/ W.C Low level w.c, wash hand basin.

SUN ROOM 7'88 (2.40m) X 9'10 (2.77m) Double glazed windows, double glazed door to rear garden.

BEDROOM ONE 12'56 (3.82m) x 10'09 (3.07m) max measurements into recess. Double glazed window to front, built in cupboard, double radiator.

BEDROOM TWO 12'44 (3.79m) x 8'92 (2.71m) Double glazed window to front and side, double radiator.

SHOWER ROOM Wash hand basin set in vanity unit, shower cubicle, cladding to walls, double glazed window to rear, double radiator.

SEPARATE W.C Low level w.c.

FRONT/ SIDE GARDEN Mainly laid to lawn, walled boundaries, off street parking.

REAR GARDEN Fenced boundaries, south facing, outhouse, low maintenance.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Heating
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: E

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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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