



Grosvenor Place | Blyth | NE24 4NA

£150,000



2



1



1

Semi Detached House

Two Bedrooms

Downstairs WC

South West facing Rear Garden

No Upper Chain

ROOK
MATTHEWS
SAYER

ENTRANCE HALLWAY

Double glazed entrance door, Staircase to first floor, under stairs cupboard and single radiator

DOWNSTAIRS CLOAKS/WC

Double glazed window to front, wash hand basin, low level WC and radiator

LOUNGE 13' 10" (4.22m) X 10' 02" (3.1m)

Double glazed window to rear, double glazed French door to garden, double radiator

BREAKFAST KITCHEN 11' 04" (3.45m) X 7' 04" (2.24m)

Fitted with a range of wall and base units, work surfaces, sink unit, built in electric oven and gas hob, extractor hood, part tiled walls, space for automatic washing machine and fridge/freezer, wall mounted central heating boiler enclosed in unit, radiator and double glazed window to front

BEDROOM ONE 13' 10" (4.22m) x 10' 07" (3.23m)

Double glazed window to front x 2, built in double wardrobe and radiator

BEDROOM TWO 9' 0" (2.74m) X 7' 01" (2.16m)

Double glazed window to rear, radiator, access to partially boarded roof space via loft ladders, lighting

BATHROOM/WC

White three piece suite comprising panelled bath with electric shower over, glass shower screen, pedestal wash hand basin, low level WC, tiled walls, tiled floor, radiator, extractor fan, double glazed frosted window to rear

FRONT GARDEN

Lawned area

REAR GARDEN

South West facing lawned area, patio, gravelled area, fenced boundaries. Gated access to garage

GARAGE

Detached garage to rear of property with roller door and power and lighting

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

Accessibility: Level access

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: B

EPC RATING: TBC

BL00011630.AJ.DS.23/06/2025.V.1





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.

T: 01670 352900

Branch blyth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**