



Bohemia Terrace | Blyth | NE24 3LA

£160,000

A beautiful three bedroom semi-detached house with no upper chain on the popular Bohemia Terrace in Blyth. Briefly comprising: Entrance hall, lounge with bay window, dining room with double glazed French doors to garden and kitchen. To the first floor: three bedrooms, two with fitted wardrobes and modern family bathroom. Garden to front and large enclosed West facing garden to the rear. An ideal choice for a growing family or first time buyers. Close to local schools, amenities and travel links. To book your viewing call the Blyth branch on 01670 352900 or email blyth@rmsestateagents.co.uk.

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Semi Detached House

Three Bedrooms

Close To Ridley Park And The Beach

No Upper Chain

Large Westerly Facing Rear Garden

For any more information regarding the property please contact us today

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

LOUNGE 14'51 (4.39) X 12'50 (3.78) maximum measurements into bay window & recess

Double glazed bay window to front, single radiator, coving to ceiling

DINING ROOM 12'41 (3.76) X 11'22 (3.40)

Single radiator, double glazed doors to rear garden

KITCHEN 14'00 (4.27) X 6'03 (1.83)

Double glazed window to side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric oven, electric hob, space for fridge/freezer, plumbed for washing machine

FIRST FLOOR LANDING

Double glazed window to side,

BEDROOM ONE 11'27 (3.40) X 8'52 (2.57)

Double glazed window to front, fitted wardrobes

BEDROOM TWO 11'23 (3.40) X 8'28 (2.48)

Double glazed window to rear, single radiator, fitted wardrobes, loft access: pull down ladders

BEDROOM THREE 7'96 (2.36) X 6'69 (1.98)

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin set in vanity unit, low level WC, double glazed window to front & side, single radiator

FRONT GARDEN

Low maintenance garden, block paved, bushes, walled surrounds

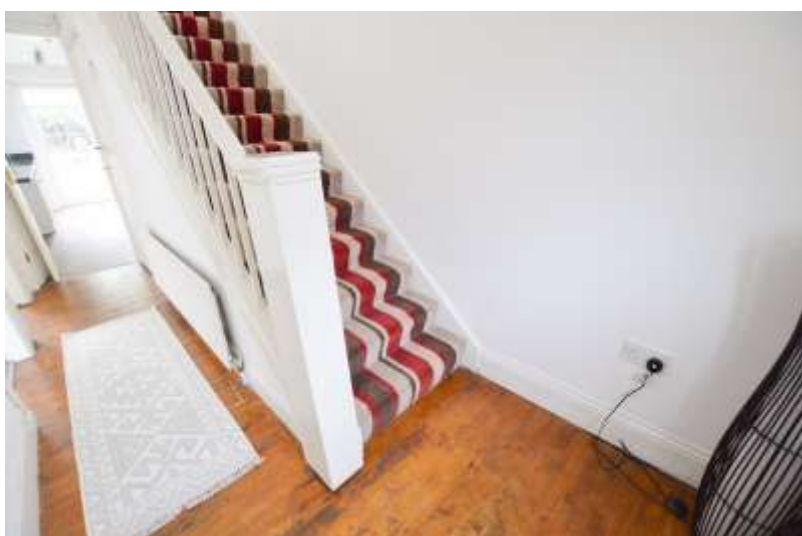
REAR GARDEN

Laid mainly to lawn, patio area, bushes & shrubs, garden shed, westerly facing

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: On 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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.



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