



Trident Drive | Blyth | NE24 3RL

**£190,000**

ROOK  
MATTHEWS  
SAYER



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**Semi Detached House**

**Three Bedrooms**

**Downstairs W.c/ En Suite**

**Detached Garage to Rear**

**Close to the Beach**

**No Upper Chain**

**Front & Rear Gardens**

**Off Street Parking**

For any more information regarding the property please contact us today

#### ENTRANCE

UPVC door

#### CLOAKS/WC

Low level WC, hand basin with part tiling to walls. Radiator and double glazed window.

#### LOUNGE 16'18 x 15'21 (4.90m x 4.62m) Maximum measurements include recess.

Double glazed window and double doors to the rear. Single radiator and built in storage cupboard.

#### KITCHEN 11'98 x 8'96 (3.58m x 2.67m)

Double glazed window to the front and radiator. Fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces. Stainless steel sink unit and drainer with mixer tap and tiled splash backs. Built in oven and gas hob with space for fridge freezer and washing machine.

#### FIRST FLOOR LANDING

Access to partially boarded loft.

#### BEDROOM ONE 9'52 x 9'47 (2.87m x 2.84) Minimum measurements exclude wardrobes.

Double glazed window to front, single radiator and built in wardrobes.

#### EN-SUITE

Low level WC, hand basin and separate shower cubicle. Double glazed window and radiator.

#### BEDROOM TWO 10'72 x 9'08 (3.22m x 2.74m) Minimum measurements exclude recess

Double glazed window to the rear and single radiator

#### BEDROOM THREE 9'55 x 6'83 (

Double glazed window and radiator.

#### BATHROOM

Three piece suite comprising: Panelled bath with over bath electric shower. Low level WC, hand basin, radiator with part tiling to the walls. Double glazed window to the side.

#### FRONT

Small, low maintenance garden area.

#### REAR GARDEN

North facing, low maintenance garden with patio and lawn areas.

#### GARAGE

Single detached garage to the rear of the property

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#### PRIMARY SERVICES SUPPLY

Electricity: "Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: B

EPC RATING: Tbc

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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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