



Grosvenor Place | Blyth | NE24 4NA

£165,000



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ROOK
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SAYER

Stunning Three Bedroom Semi

Conservatory

Downstairs W.C

**Mains Water, Sewage and
Electricity**

Two off Street Parking Spaces

Freehold, Council Tax Band B

Front and Rear Gardens

Sought After Estate

For any more information regarding the property please contact us today

On one of Blyth's most desirable addresses, Grosvenor Place, stands this charming three-bedroom family home, thoughtfully crafted to blend modern style with everyday comfort. Perfectly positioned close to shops, well-regarded schools, and excellent transport links, it offers a lifestyle that is as convenient as it is welcoming.

Stepping inside, you are greeted by a bright hallway with elegant tiled flooring that sets the tone for the home's fresh and stylish interior.

The modern kitchen, also finished with sleek tiled flooring, is ideal for both family meals and entertaining, while a practical downstairs W.C. adds ease to daily life. A cosy lounge creates the perfect spot to relax, leading seamlessly into a light-filled conservatory where you can enjoy views of the garden in every season. Upstairs, three comfortable and well-proportioned bedrooms provide ample space for the whole family, complemented by a smart, contemporary family bathroom. Outside, the private rear garden offers a safe and enjoyable space for children to play or for hosting summer barbecues, while two off-street parking spaces to the side bring additional convenience to busy family life. This is a wonderful opportunity to secure a beautifully presented home in a prime location, perfectly suited for a growing family looking to make lasting memories.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC door

ENTRANCE HALLWAY: stairs to first floor landing, single radiator and tiled floor.

DOWNSTAIRS CLOAKS/W.C.: low level w.c, wash hand basin, double glazed window and tiled flooring.

LOUNGE: (rear): 16'19 x 11'36, (4.93m x 3.46m), double glazed window to rear and double radiator.

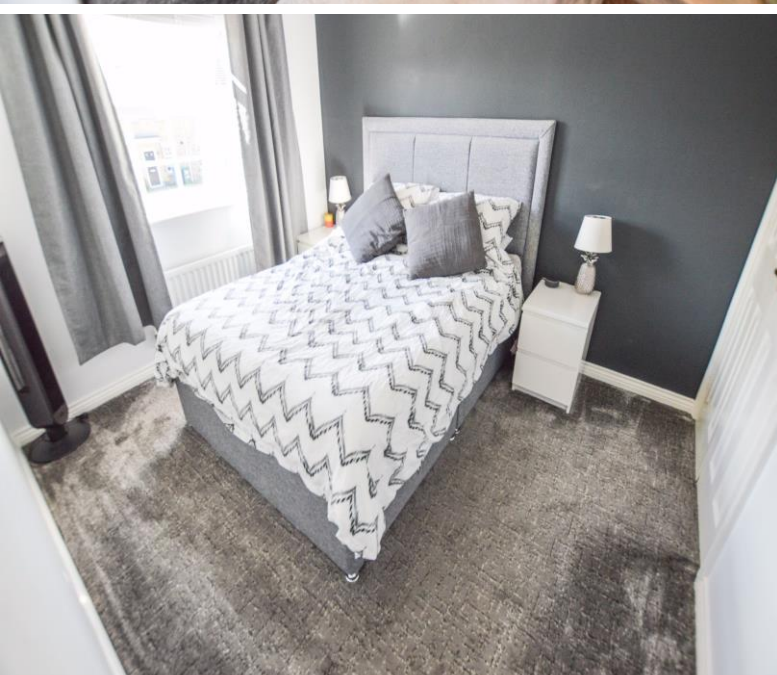
KITCHEN: (front): 12'63 x 9'74, (3.84m x 2.96m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric oven and gas hob with extractor fan above, space for a fridge freezer and plumbed area for washing machine as well as tiled floor.

CONSERVATORY: 13'07 x 9'84, (3.98m x 2.99m), dwarf wall

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FAMILY BATHROOM: 3 piece suite comprising, panelled bath, shower over bath, wash hand basin and low level wc, double glazed window to front and heated towel rail as well as tiling to walls.

BEDROOM ONE: (rear): 11'40 x 9'37, (3.47m x 2.85m), double glazed window to rear, single radiator and built in cupboard.

BEDROOM TWO: (front): 10'41 x 9'85, (3.17m x 3.00m), double glazed windows to front, single radiator, two built in wardrobes, as well as loft access.

BEDROOM THREE: (rear): 8'24 x 6'47, (2.51m x 1.97m), double glazed window to rear and single radiator.

EXTERNALLY: front garden is laid mainly to lawn to the rear, there is a patio area, garden shed and 2 off street parking spaces.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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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"DoubleClick Insert Picture"
FLOORPLAN TBC

"DoubleClick Insert Picture"
EPC RATING TBC

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.



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