



Grosvenor Place | Blyth | NE24 4NA

£165,000



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ROOK
MATTHEWS
SAYER

Semi Detached House

Beautifully Presented

Downstairs W.c & En Suite

Off Road Parking for 2 Cars

Near New Train Station

Gas Heating & Double Glazed

Ideal for First Time Buyers

Viewings Highly Recommended

For any more information regarding the property please contact us today

ENTRANCE HALLWAY:

Solid wood and glazed door, radiator, stairs to first floor, storage cupboard, coving to ceiling, telephone point

GROUND FLOOR CLOAKS/WC.:

Low level WC, wash hand basin, partial tiling, extractor fan, radiator and wood flooring

LOUNGE: 10' 10" (3.3m) X 15' 1" (4.6m)

Double glazed window and patio door to garden laid mainly to lawn with patio area. Double radiator, coving, television point

BREAKFASTING KITCHEN: 9' 05" (2.87m) X 15' 0" (4.57m)

Double glazed window to front x 2, fitted wall and base units with roll top work surfaces in wood finish, double radiator, stainless steel sink unit with 1.5 bowl sink unit, mixer tap, tiled splash back. Electric hob with extractor hood, integrated electric oven and microwave, plumbed for automatic washing machine, wall mounted central heating boiler, space for fridge/freezer

FIRST FLOOR LANDING

Coving to ceiling

BEDROOM ONE: 10' 10" (3.3m) X 10' 10" (3.3m)

Double glazed window to rear, single radiator, fitted double wardrobes, telephone and television point

EN-SUITE SHOWER:

Double walk in shower cubicle with power shower, extractor fan, tiled walls and floor, towel rail, double glazed window to the rear.

BEDROOM TWO: 8' 8" (2.64m) X 9' 5" (2.87m)

Double glazed window to front, single radiator. Loft access with part boarded loft space.

BEDROOM THREE: 6' 3" (1.9m) x 13' 8" (4.17m)

Double glazed window to front, single radiator, cupboard housing hot water tank

BATHROOM/WC:

Low level WC, panelled bath, hand basin in vanity unit, tiled floor double glazed window to side, recessed halogen spotlights to ceiling, heated towel rail

EXTERNALLY

Laid mainly to lawn, paved area, fenced boundaries, parking for two cars

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Off road 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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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



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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