



Dune Walk | Blyth | NE24 3EZ

£165,000



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ROOK
MATTHEWS
SAYER

**Gorgeous Three Bedroom
House, Set Over Three Floors**

Downstairs W.C and En Suite

Garage and Off Street Parking

**Close To Shops Beach and Ridley
Park**

**Leasehold 999 from 2013 with
Approximately 987 Left**

Council Tax Band B

**Mains Water, Sewage and
Electricity**

Gas Heating

For any more information regarding the property please contact us today

Embracing its close-to-the-coast setting, this attractive three-bedroom townhouse offers a relaxed seaside lifestyle in the popular Wensleydale Park area. Perfectly positioned near the beach, Ridley Park and the town centre, it presents an excellent opportunity for buyers seeking a well-located and spacious home. The ground floor features an entrance hallway leading to a comfortable lounge, a modern kitchen diner and a convenient downstairs WC. On the first floor, there are two well-proportioned bedrooms along with the family bathroom, while the top floor is dedicated to a generous master bedroom complete with built-in wardrobes and an en-suite shower room. Externally, the property benefits from a driveway, garage and front garden, with a private rear garden offering a peaceful place to relax. With gas central heating and double glazing throughout, this is a home not to be missed.

To arrange a viewing, call 01670 352900 or email Blyth@rmsestateagents.co.uk.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance porch

ENTRANCE HALLWAY: single radiator

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level wc, and tiled floor.

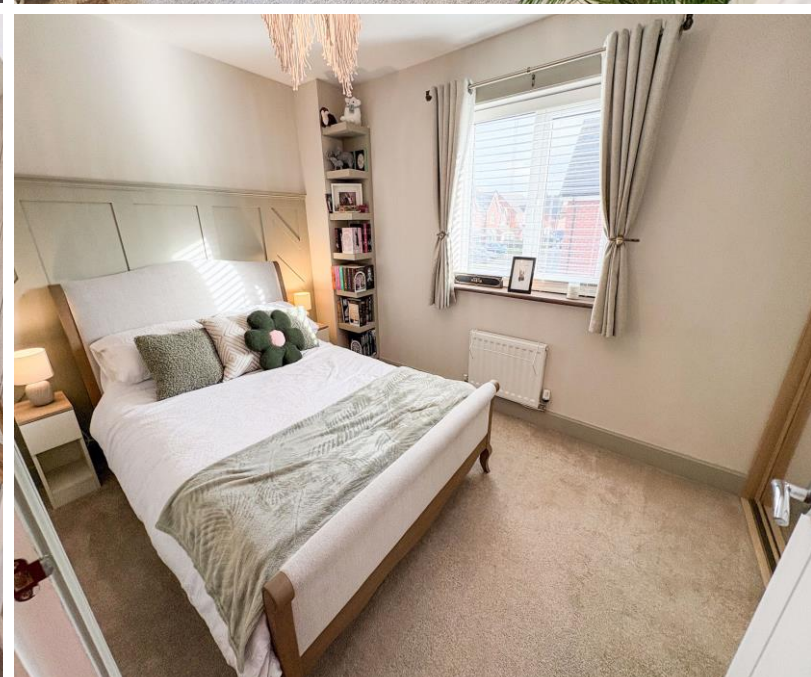
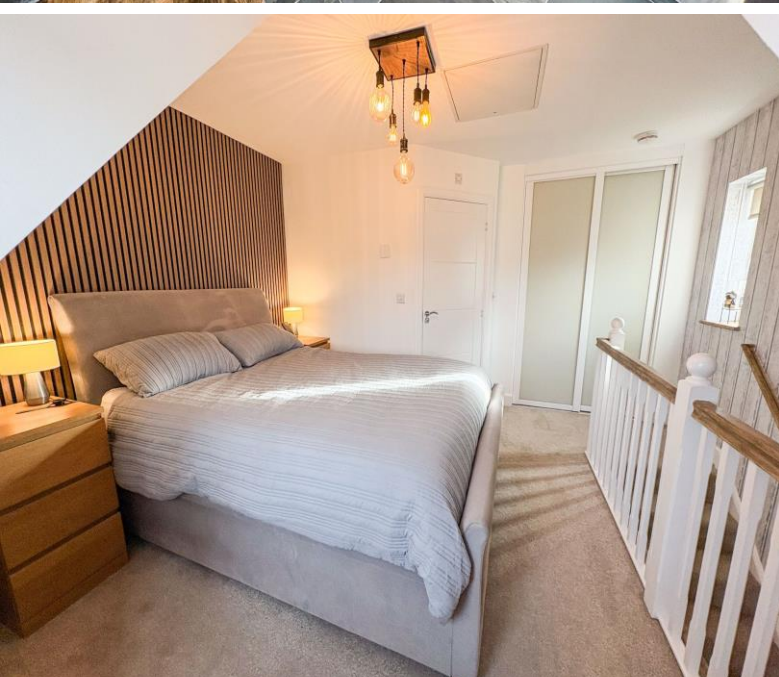
LOUNGE: (front): 10'38 x 13'91, (3.16m x 4.23m), double glazed widow to front, single radiator, and built in storage cupboard.

KITCHEN: (rear): 13'48 x 10'07, (4.10m x 3.06m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, tiling to floor, and patio doors to rear garden.

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FAMILY BATHROOM: 3 piece suite comprising panelled bath, hand basin, low level wc, single radiator and part tiling to walls.

BEDROOM ONE: (front & side): 12'51 x 13'41, (3.81m x 4.08m), double glazed window to front and side, single radiator, fitted wardrobes and loft access.

EN-SUITE SHOWER ROOM: double glazed window to rear, low level, hand basin, single radiator, shower cubicle and part tiling to walls.

BEDROOM TWO: (front): 11'57 x 8'50, (11.57m x 8.50m), single radiator, and fitted wardrobes.

BEDROOM THREE: (front): 6'90 x 8'98, (2.10m x 2.73m), double glazed window to front, and single radiator.

EXTERNALLY: to the front there is a low maintenance garden with off street parking and a single garage, to the rear there is a patio area, astro turf and southerly facing.

BUILDING WORKS

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

Outstanding building works at the property: No

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 1 July 2013

COUNCIL TAX BAND: B

EPC RATING: TBC

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"DoubleClick Insert Picture" FLOORPLAN

"DoubleClick Insert Picture" EPC RATING

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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