



Stanley Street | Blyth | NE24 2BZ

£170,000



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ROOK
MATTHEWS
SAYER

Stunning Three Bedroom House

**Gas Heating, Fibre to Premises
Broadband**

Two Reception Rooms

Downstairs Bathroom and En-Suite

En Suite

No Upper Chain

Mains Electric, water, Sewerage

Rear Yard

**Freehold, Council Tax Band A,
EPC Rating: C**

For any more information regarding the property please contact us today

This impressive three-bedroom mid-terrace residence is perfectly positioned just a short stroll from the town Centre, the golden sands of the beach, and the much-loved Ridley Park. Offered with no upper chain, the home combines generous living space with a highly desirable location.

Upon entering, you are welcomed by a hallway that leads through to a spacious open-plan lounge and dining area, filled with natural light and ideal for both relaxing and entertaining. The well-appointed kitchen and a modern ground floor bathroom complete the layout on the lower level. To the first floor, there are three tastefully proportioned bedrooms, with the principal bedroom enjoying the added luxury of its own en suite.

Externally, the property boasts a charming walled garden to the front and a private yard to the rear, providing inviting outdoor space. Further benefits include gas central heating and double glazing throughout. Currently operating successfully as an Air BnB, the property not only offers a wonderful lifestyle home but also an excellent investment opportunity with proven income potential.

Blending comfort, convenience, and an enviable lifestyle close to the coast and green spaces, this chain-free property presents an outstanding opportunity for buyers seeking a stylish home in a vibrant setting.

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

While the agent believes the property is suitable for air B&B, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing with single radiator and storage cupboard.

LOUNGE: (front): 18'97 x 17'59, (5.79m x 5.36m), double glazed bay window to front, double radiator and fire surround with electric inset and hearth, coving to ceiling.

DINING ROOM: (front): 13'50 x 15'86, (4.11m x 4.74) double glazed window to front, double radiator and coving to ceiling.

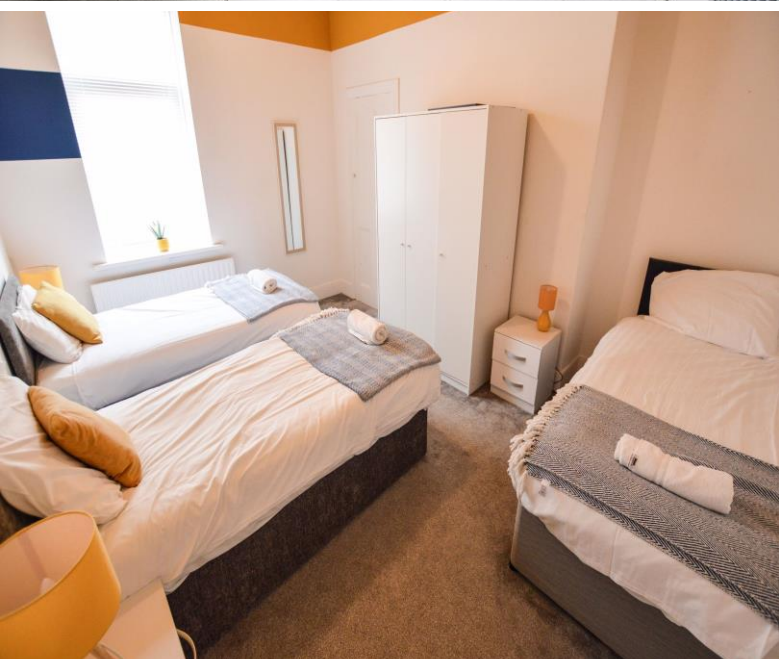
KITCHEN: (side): double glazed window to side, single radiator and a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above as well as a space for a fridge freezer.

UTILITY AREA: 3'05 x 5'08, (0.92m x 1.54m), plumbed for washing machine also has a storage cupboard.

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FAMILY BATHROOM: downstairs family bathroom with 3 piece white suite comprising a panelled bath shower over bath as well as a wash hand basin, low level w.c, double glazed window to side and a heated towel rail. The walls are part tiled and the floor is also tiled.

BEDROOM ONE: (rear): 12'36 x 10'83, (3.76m x 3.30m), double glazed window to rear and single radiator.

EN-SUITE SHOWER ROOM: low level w.c, wash and hand basin, shower cubicle as well as a heated towel rail.

BEDROOM TWO: (front): 14'85 x 10'574, (4.52m x 3.27m), double glazed window to front, single radiator and a built in cupboard as well as coving to ceiling.

BEDROOM THREE: (front): 11'47 x 7'90, (3.49m x 2.40m), double glazed window to front, single radiator and coving to ceiling.

EXTERNALLY: rear yard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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.

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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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.



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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