



Sweetbriar Way | Blyth | NE24 3XF

**£200,000**

Positioned within a tranquil cul-de-sac on the popular Cavendish Grange Estate, this impressive semi-detached home offers well-proportioned living spaces ideal for families. The property opens with a welcoming entrance porch leading into an elegant lounge through dining room, creating a bright and comfortable living area, which flows seamlessly into a conservatory overlooking the rear garden. The kitchen is well appointed and thoughtfully arranged to suit everyday family life. To the first floor are three generously sized double bedrooms, with the principal bedroom benefiting from an en suite shower room, alongside a modern family bathroom. Externally, the front of the property features a low-maintenance garden with gravel, a driveway providing off-road parking, and access to a single attached garage. To the rear is a delightful garden, mainly laid to lawn with a patio area ideal for entertaining, complemented by mature shrubbery and fenced boundaries offering privacy. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Gorgeous Three Bedroom Semi**

**Garage and Off Street Parking**

**Conservatory and En Suite**

**Sought After South Beach**

**Mains, Water, Electricity And  
Sewage**

**Gas Heating, Fibre to Premises  
Broadband**

**Cul De Sac Location**

**Freehold, Council Tax Band C,  
EPC tbc**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** double glazed entrance door, radiator and single glazed door to lounge.

**LOUNGE/DINING ROOM:** (front): 24'08 x 10'07, (7.52m x 3.22m), double glazed bay window to front, electric flame effect fire, marble effect surround, coving to ceiling, double glazed French doors to conservatory and two double radiators as well as to stairs.

**KITCHEN:** (rear): 12'02 x 10'10, (3.71m x 3.30m), fitted with a range of wall and base units, work surfaces and single drainer sink unit, built in electric oven and ceramic hob as well as extractor fan hood, space for automatic washing machine, part tiling to walls, space for fridge freezer and heated towel rail as well as double glazed window door to rear.

**CONSERVATORY:** 9'06 x 8'00, (2.90m x 2.44m), double glazed window to rear and double glazed French door to side.

**FIRST FLOOR LANDING AREA:** doors to 3 bedrooms and bathroom as well as airing cupboard

**FAMILY BATHROOM:** three piece suite comprising panelled bath, pedestal swash hand basin with set in vanity unit, low level w.c, part tiled walls, coving, radiator, extractor fan, double glazed window to rear.

**BEDROOM ONE:** (rear): 11'9 x 9'03, (3.38m x 2.82m), double glazed window to rear, fitted wardrobes and radiator.

**EN-SUITE SHOWER ROOM:** White three piece suite comprising wash hand basin, set in vanity unit, step in corner shower cubicle with mains shower, low level w.c, part tiling to walls, tiled floor, heated towel rail and double glazed window to rear.

**BEDROOM TWO:** (front): 11'09 x 9'03, (3.58m x 2.82m), double glazed window to front, alcoves, access to loft and coving to ceiling as well as radiator.

**BEDROOM THREE:** (front): 9'11 x 8'04, (3.02m x 2.54m), double glazed window to front, coving to ceiling and radiator.

**EXTERNALLY:** to the front is full gravel covered with a diamond planting area in the middle as well as attached garage to front of the property with up over door, light and power points. To the rear, is laid mainly to lawn with patio area.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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

#### 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: C

#### EPC RATING: TBC

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"DoubleClick Insert Picture"  
FLOORPLAN TBC

"DoubleClick Insert Picture"  
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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