



Queens Gardens | Blyth | NE24 5HH

£110,000

Recently enhanced with a newly fitted kitchen, this well-proportioned three-bedroom semi occupies a desirable position on a favored estate in Blyth. Ideally placed for convenient access to local shops, schools and transport links, the property offers well-balanced accommodation suited to a range of buyers, including first-time purchasers, growing families and investors. With the added benefit of no upper chain, the home is ready for immediate occupation. The ground floor briefly comprises a welcoming entrance leading into a bright and comfortable lounge, providing an ideal space for relaxing or entertaining guests. To the rear, the newly fitted kitchen features a modern range of wall and base units with complementary work surfaces, offering both style and practicality, along with space for appliances and dining. To the first floor, there are three well-proportioned bedrooms, each offering versatile space for sleeping, home working or nursery use. The family bathroom is fitted with a suite comprising bath with shower over, wash hand basin and WC. Externally, the property benefits from a front garden and a driveway providing off-street parking for up to two vehicles. To the rear, a private enclosed garden creates a pleasant outdoor space, ideal for families, pets or summer entertaining. This is an excellent opportunity to acquire a well-located home within a popular residential development, and early viewing is highly recommended to fully appreciate the accommodation on offer. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Fantastic Three Bedroom
Semi**

Newly Fitted Kitchen

No Upper Chain

**Mains Water, Sewage and
Electricity**

**Off Street Parking For Two
Cars**

Gas Heating

**Close To Shops and
Transport Links**

**Freehold, Council Tax Band
A , Epc Rating D**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: single radiator

LOUNGE: (front): 14'77 x 12'84, (4.50m x 3.91m), double glazed window to front, electric fire, single radiator and coving to ceiling

KITCHEN: (rear): 16'68 x 6'93, (5.08m x 2.11m), double glazed window to rear, 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 oven and gas hob, space for fridge freezer, plumbed area for washing machine and patio doors to rear garden.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, and cladding to walls.

BEDROOM ONE: (front): 11'95 x 9'83, (3.64m x 2.99m), double glazed window to front, and single radiator.

BEDROOM TWO: (rear): 9'28 x 9'88, (2.82m x 3.01m), double glazed window to rear, and single radiator.

BEDROOM THREE: (front): 8'19 x 6'49, (2.49m x 1.97m), double glazed window to front, and single radiator.

EXTERNALLY: to the front is two off street parking spaces, to the rear is laid mainly to lawn with patio area and decking.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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: A

EPC RATING: A

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.