



Barmoor Row | Blyth | NE24 4GB

£160,000

An impressive and deceptively spacious modern link property, perfectly suited to contemporary lifestyles. Enjoying a pleasant open aspect to the front with a pedestrianized approach providing safe and attractive access, the home is ideally located within this highly sought-after modern development. Conveniently positioned close to a popular local school, Asda supermarket, the new train station and excellent major road links, it offers the perfect balance of comfort and convenience. The property is tastefully presented throughout and, in our opinion, represents excellent value for money. The accommodation begins with a welcoming entrance hallway leading to a downstairs cloakroom/WC. To the rear is a spacious and light-filled lounge overlooking the garden, enhanced by French doors that open directly onto the outdoor space. The stunning dining kitchen is beautifully appointed with integrated appliances, creating a stylish and functional hub for everyday living and entertaining. To the first floor are three well-proportioned bedrooms, including a generous master bedroom benefiting from an en-suite shower room. A delightful family bathroom completes the accommodation. Externally, the property boasts an enclosed rear garden offering a private and relaxing setting, with gated access to a detached rear driveway and garage, making this an ideal home for modern family living. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Gorgeous Aspect,
Pedestrianised Frontage**

**Stylish, Three Bedroom
Modern Link**

**Downstairs Cloaks/wc., En-
Suite Shower Room**

**Rear Lounge with French
Doors to the Rear Garden**

**Beautiful Dining Kitchen with
Integrated Appliances**

**Enclosed Rear Garden, Rear
Drive and Garage**

**Mains Water, Sewage and
Electricity**

**Gas Heating, Fibre To
Premises Broadband**

Freehold, Council Tax Band B

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: Hand washbasin, low level w.c, tiled splash backs, radiator.

LOUNGE: (rear): 12'11 x 11'3, (3.94 x 3.43m)
Gorgeous lounge overlooking the rear garden, double glazed French doors to rear garden, radiator.

DINING KITCHEN: (front): 18'10 x 9'8, maximum measurements, (5.74 x 2.95m)
Superb sized family dining kitchen, incorporating a range of white, modern units, base wall and drawer, with coordinating worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, plumbed for automatic washing machine, central heating boiler, under-stair cupboard, double glazed window, turned staircase to the first floor.

FIRST FLOOR LANDING AREA: Radiator, loft access

FAMILY BATHROOM: Modern bathroom suite comprising of, bath, pedestal washbasin, low level w.c, tiled splash backs, and radiator.

BEDROOM ONE: (rear): 11'9 x 10'3, (3.58 x 3.12m)
Storage cupboard, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: Contemporary En-suite, comprising of, shower cubicle, electric shower, pedestal washbasin, low level w.c, double glazed window, tile effect flooring, radiator, tiled splash backs, extractor fan.

BEDROOM TWO: (front): 11'9 x 6'4, (3.58 x 1.93m)
Radiator, double glazed window

BEDROOM THREE: (front): 8'4 x 6'5, (2.54 x 1.96m)
Radiator, double glazed window

EXTERNALLY: Private and enclosed rear garden with patio and lawn, fenced with gated access to the rear. Detached rear driveway and garage.

T: 01670 352 900

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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: Allocated parking of street

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

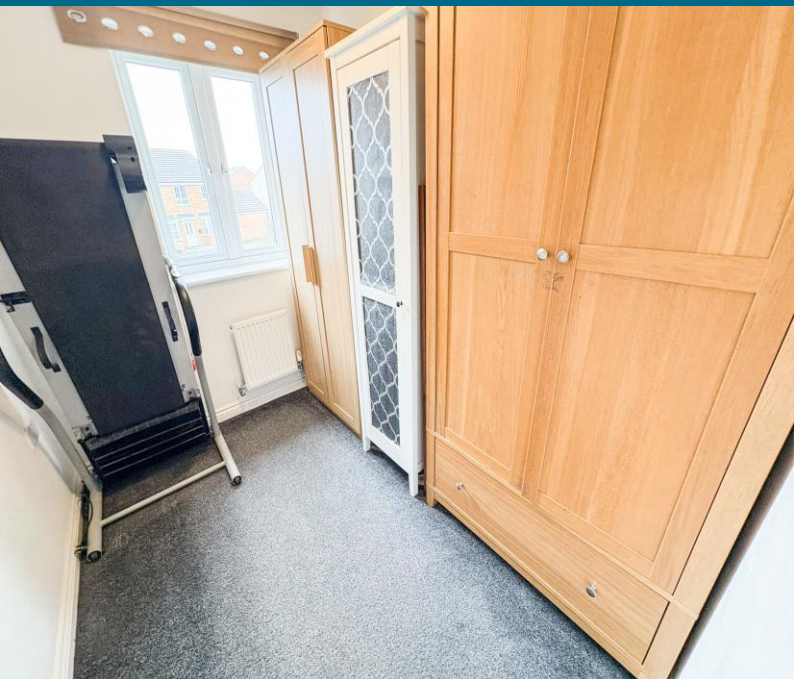
Any Charges/Obligations: £85 per year site fees

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: TBC

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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.

