



Maughan Street | Blyth | NE24 ZEQ

£100,000

The accommodation briefly comprises an inviting entrance hallway, a bright and welcoming lounge, a spacious dining room perfect for both everyday living and entertaining, and a well-appointed kitchen with access to the private rear yard. To the first floor are two generous double bedrooms and a beautifully presented family bathroom. Ideally situated on one of Blyth's most popular residential streets, the property enjoys easy access to Ridley Park, local shops, schools and excellent transport links. Offering stylish, move-in-ready accommodation in a highly desirable location, this outstanding home is sure to appeal to a wide range of buyers and early viewing is highly recommended. With the beautiful open spaces of Ridley Park almost on the doorstep, this exceptional two-bedroom terraced home is a wonderful example of a property that has been lovingly maintained and thoughtfully enhanced. Beautifully styled with tasteful décor throughout, it offers spacious, versatile accommodation full of warmth and character, and is available with the added benefit of no upper chain. The accommodation briefly comprises an inviting entrance hallway, a bright and welcoming lounge, a generous dining room ideal for both everyday living and entertaining, and a well-appointed kitchen with access to the private rear yard. To the first floor are two exceptionally spacious double bedrooms and a beautifully presented family bathroom. Thanks to the impressive proportions of the bedrooms, the property also offers excellent potential to be reconfigured into a three-bedroom home, subject to any necessary consents, making it an attractive option for growing families or those seeking additional space. Ideally situated on one of Blyth's most popular residential streets, the property enjoys easy access to Ridley Park, local shops, schools and excellent transport links. Combining stylish, move-in-ready accommodation with future potential in a highly desirable location, this outstanding home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

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Gorgeous Two-Bedroom House

Two Reception Rooms

Beautiful Kitchen and Bathroom

Rear Yard with Outhouse

No Upper Chain

Gas Heating, ADSL Copper Broadband

Close To Ridley Park

Freehold, Council Tax Band A, Epc Rating D

Mains Water, Sewage and Electricity

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

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

LOUNGE: (front): 12'49 x 13'97, (3.80m x 4.25m), double glazed window to front, and double radiator.

DINING ROOM: (front): 14'43 x 12'87, (4.39m x 3.92m), double glazed window to front, and double radiator.

KITCHEN: (rear): 8'47 x 7'85, (2.58m x 2.39m), double glaze 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, integrated fridge freezer, tiling to floor, doors to rear garden and storage cupboard.

FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: 3-piece suite comprising paneled bath, shower over, pedestal wash hand basin, low level wc, double glazed window to side, and part tiling to walls.

BEDROOM ONE: (rear): 12'59 x 17'74, (3.83m x 5.40m), double glazed window to front and side, double radiator, and coving to ceiling.

BEDROOM TWO: (rear): 13'15 x 9'79, (4.00m x 2.98m), double glazed window to rear, and double radiator.

EXTERNALLY: to the rear is a yard with an outhouse.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

MINING

The Northeast 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

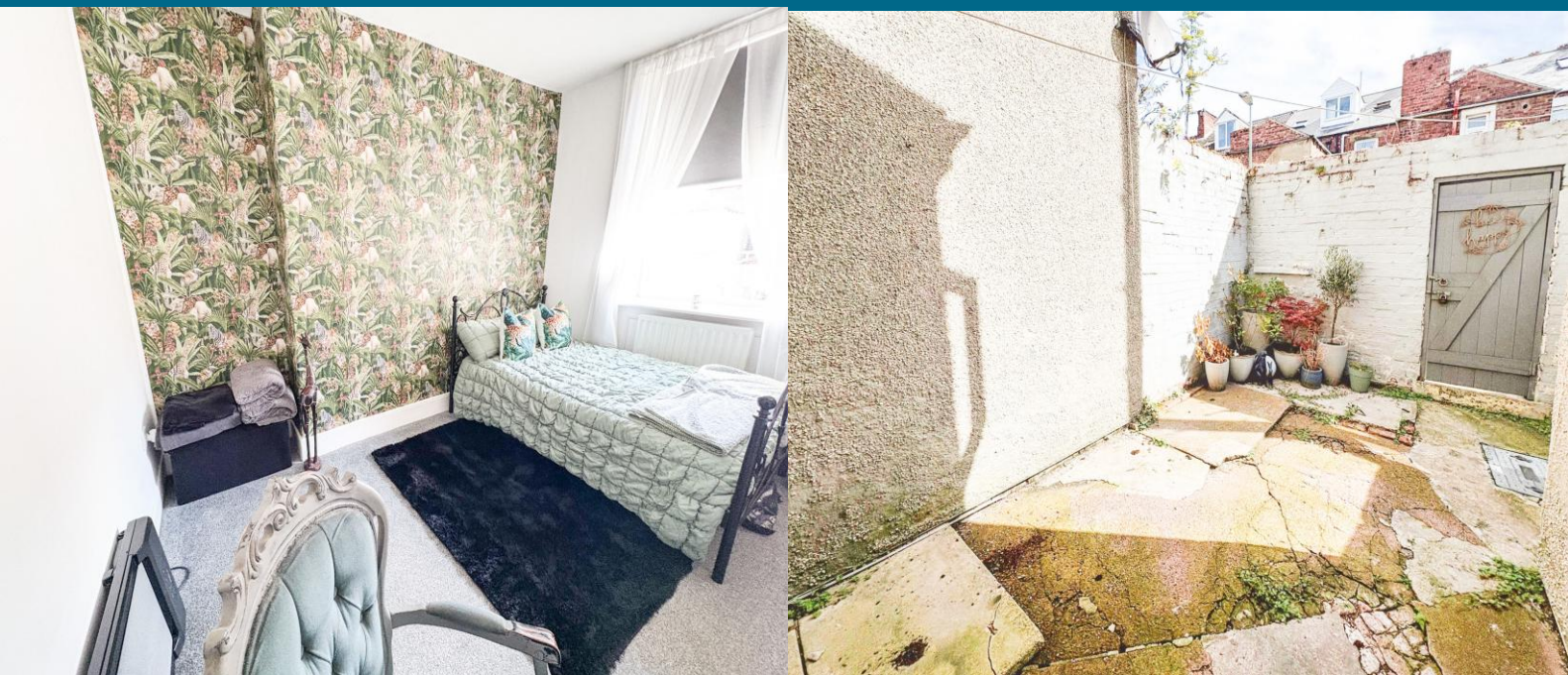
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 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



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.