



Columbia Terrace | Blyth | NE24 3JZ

£125,000

Perfectly positioned on the highly sought after Columbia Terrace, just a short distance from Ridley Park, the beautiful Blyth beach, and coastline, this attractive three-bedroom semi-detached home offers spacious accommodation, generous gardens and the added benefit of no upper chain, making it an excellent purchase for a variety of buyers. The property is accessed via a welcoming entrance hallway which leads to a spacious lounge/diner, providing an excellent family and entertaining space. The kitchen is located to the rear of the property and is complemented by a convenient ground floor W.C. Internal access is also available to the garage, offering useful storage or additional parking. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, providing ideal outdoor space for families, children and keen gardeners alike. Situated within one of Blyth's most established and desirable residential locations, close to local schools, shops, transport links, Ridley Park and the award-winning beach, this is a fantastic opportunity to acquire a lovely family home in a prime coastal setting.

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Three-Bedroom Semi

Freehold, Council Tax A

No Upper Chain

**Mains Water, Electricity and
Sewage**

Gardens To Front and Rear

Garage

Gas Heating

Downstairs W.C

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Solid hard wood entrance door

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

DOWNSTAIRS CLOAKS/W.C.: low level wc, and window.

LOUNGE: (front): 24'06 x 11'39, (7.33m x 3.47m), double glazed window to rear, double radiator, coving to ceiling, and electric fire.

KITCHEN: (rear): 8'40 x 9'13, (2.56m x 2.73m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge freezer, and door to garage

FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: 3-piece suite comprising panelled bath, pedestal wash hand basin, low level wc, double glazed window to rear, double radiator and full tiling to floor and walls as well as built in cupboard.

BEDROOM ONE: (front): 8'86 x 13'45, (2.70m x 4.09m), double glazed window to front, single radiator and fitted wardrobes and drawers

BEDROOM TWO: (rear): 8'70 x 10'31, (2.65m x 3.14m), double glazed window to rear, single radiator and fitted wardrobes.

BEDROOM THREE: (front): 6'85 x 6'71, (2.08m x 2.04m), double glazed window to front, single radiator.

EXTERNALLY: to the rear is laid mainly to lawn, with bushes and shrubs and to the front is a block paved driveway with flower beds and a

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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

COUNCIL TAX BAND: A

EPC RATING: TBC

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Total Area: 111.3 m² ... 1198 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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.