



Halton Grove | Blyth | NE24 4NY

£180,000

If your wish list includes a family-friendly location, off-street parking, a great garden and an easy commute, this three-bedroom semi-detached home deserves a closer look. Situated on a popular residential development and within easy reach of the new train station, this well-presented property offers spacious and practical accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, a comfortable lounge perfect for relaxing evenings, a stylish kitchen diner providing the heart of the home for family meals and entertaining, and a convenient downstairs W.C. To the first floor are three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room, together with a contemporary family bathroom. Externally, the property enjoys off-street parking to the front for two vehicles, while the enclosed rear garden offers a safe and private space for children to play, outdoor dining and summer gatherings. With local amenities, schools and excellent transport links close at hand, this attractive home combines comfort, convenience and family-friendly living in one desirable package. Early viewing is highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Semi Detached House

Three Bedrooms

Downstairs W.c & En Suite

Off Street Parking for 2 Cars

Close To Train Station

Gas Heating & Double Glazed

Rear Enclosed Garden

Viewings Highly Recommended

For any more information regarding the property please contact us today

ENTRANCE PORCH: Upvc entrance door

ENTRANCE HALLWAY: Stairs to first floor, radiator.

DOWNSTAIRS CLOAKS/W.C.: Low level w.c, wash hand basin, double glazed window.

LOUNGE: (front): 14'25 x 11'91 (4.34 x 3.63m)
Double glazed window to front, built in storage cupboard, radiator.

KITCHEN: (front): double glazed window to front, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit, electric oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, double glazed doors to rear garden.

FIRST FLOOR LANDING: Built in storage cupboard.

LOFT: Partially boarded

BEDROOM ONE: 11'97 x 9'52 (3.64m x 2.90m)
Double glazed window to front, built in cupboard, radiator.

EN SUITE: Double glazed window to front, low level w.c, wash hand basin, shower cubicle, part tiled walls, radiator.

BEDROOM TWO: 7'58 x 9'20 (2.31m x 2.80m)
Double glazed window rear, radiator

BEDROOM THREE: 5'80 x 7'55 (1.76m x 2.30m)
Double glazed window to rear, radiator.

BATHROOM:
White suite comprising panelled bath, low level w.c, wash hand basin, part tiled walls, radiator, double glazed window to side.

FRONT GARDEN: Off street parking for two cars.

REAR GARDEN:
Fenced boundaries, laid main to lawn, gravelled area, patio area.

T: 01670 352900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

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. -

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: B

EPC RATING: TBC

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