



Newsham Road | Blyth | NE24 5RB

£125,000

A delightful bungalow with a generous conservatory extension, attractive rear outlook and low-maintenance gardens, ideal for buyers looking to downsize without compromise. Offered for sale with no upper chain, this well-presented home briefly comprises: vestibule, welcoming entrance hall, spacious lounge with bay window and feature fireplace, fitted kitchen, and a large conservatory extension providing excellent additional living and dining space. There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes and bedroom furniture, together with a shower room. Externally, the property enjoys a block-paved driveway to the front providing off-street parking. To the rear is a generously sized enclosed garden with an open aspect, offering a pleasant space to relax and enjoy the outdoors. Representing a superb retirement purchase, 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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Sayer



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"Semi Detached Bungalow

Two Bedrooms

Off Street Parking

No Upper Chain

Conservatory

Enclosed Rear Garden

Gas heating & Double Glazed

Viewings Recommended

For any more information regarding the property please contact us today



VESTIBULE

Double glazed entrance door, part glazed door to hall.

ENTRANCE HALL

Access to part boarded roof space via loft ladder, radiator, air circulator filter.

LOUNGE 16' 03" (4.95m) Into Bay x 12' 08" (3.86m) Into Alcove

Double glazed window to front, living flame effect gas fire with stone effect surround, marble inset and hearth, alcoves, telephone and television points, picture rail, coving to ceiling, ceiling rose, double radiator.

KITCHEN 8' 10" (2.69m) X 8' 06" (2.59m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in double electric oven and ceramic hob, part tiled walls, wall mounted combination boiler, radiator, double glazed window to rear, double glazed door to conservatory.

CONSERVATORY 11' 11" (3.63m) X 12' 06" (3.81m)

Double glazed windows to rear and sides, double glazed French door to side, one single and two double radiators.

BEDROOM ONE 12' 06" (3.81m) X 9' 11" (3.02m) Plus Wardrobes

Double glazed window to rear, fitted bedroom furniture, fitted sliding door wardrobes, dressing table and two bedside tables, picture rail, wall lights x 2, double radiator.

BEDROOM TWO 10' 11" (3.33m) X 7' 07" (2.31m)

Double glazed window to front, television point, picture rail, radiator.

SHOWER ROOM/W.C.

White suite comprising step in double shower cubicle with mains shower, pedestal wash hand basin, low level w.c., part tiled walls, wall mounted electric heater, upvc clad ceiling with spotlights, double radiator, extractor fan, double glazed frosted window to side.

FRONT GARDEN

Block paved driveway providing off street parking.

REAR GARDEN

Laid mainly to lawn, patio x 2, flower, tree and shrub borders, fenced boundaries, garden shed with light and power, gated access to front and rear

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		

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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.