



Amberley Way | Blyth | NE24 3TB

£180,000

Bathed in natural light and enjoying a wonderful south-facing garden, this superb semi-detached residence offers stylish interiors, generous living space and a highly sought-after South Beach location. Offered to the market with the added benefit of no upper chain, this beautifully presented home is perfect for first-time buyers, families and those seeking a move-in-ready property. Boasting a high standard of presentation throughout, the accommodation briefly comprises an inviting entrance porch, a spacious lounge, a separate dining room with French doors opening onto the rear garden, and an impressive extended refitted kitchen, creating the perfect setting for both everyday family life and entertaining. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys a garden to the front and a private, enclosed south-facing garden to the rear, ideal for relaxing and outdoor dining. A detached garage provides additional storage and off-street parking. Combining a desirable location, stylish finishes and well-designed living space, this outstanding home represents a fantastic opportunity to acquire a property in one of South Beach's most popular residential areas. Early viewing is highly recommended.

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**3****1****1****Three-Bedroom Semi****Garage To Rear****No Upper Chain****Porch To Front****Mains Water, Sewage and Electricity****Gas Heating, Fibre to Premises Broadband****Freehold, Epc Rating B, Council Tax Band B**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH Double glazed entrance door, double glazed windows to sides, door to lounge.

LOUNGE 13' 10" (4.22m) X 14' 05" (4.39m)
Double glazed window to front, staircase to first floor, coving to ceiling, double radiator, open plan to dining room.

DINING ROOM 10' 07" (3.23m) X 7' 11" (2.41m)
Understairs cupboard, double glazed French door to garden, double radiator, archway to kitchen.

KITCHEN 19' 03" (5.87m) X 6' 05" (1.96m) Max
Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and hob, extractor hood, space for automatic washing machine and dishwasher. Part tiled walls, space for fridge/freezer, wall mounted combination boiler, double glazed window to side and rear, double glazed door to rear.

FIRST FLOOR LANDING Double glazed window to front, access to part boarded roof space.

BEDROOM ONE 13' 07" (4.14m) X 8' 02" (2.49m) Double glazed window to front, fitted mirror fronted sliding door wardrobes, radiator.

BEDROOM TWO 9' 03" (2.82m) X 8' 01" (2.46m)
Double glazed window to rear, radiator.

BEDROOM THREE 10' 07" (3.23m) X 5' 11" (1.8m) Double glazed window to front, built in cupboard, radiator.

BATHROOM/W.C. White three-piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, low level w.c., tiled walls, heated towel rail, tiled floor, double glazed frosted window to rear.

FRONT GARDEN Low maintenance, graveled front garden.

REAR GARDEN Lawned area, patio, planted borders, external water supply, decked area, fenced boundaries.

GARAGE Detached garage with electric roller door, window and door to garden.

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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: Garage/Driveway

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

Solar Pannels are leased

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: B

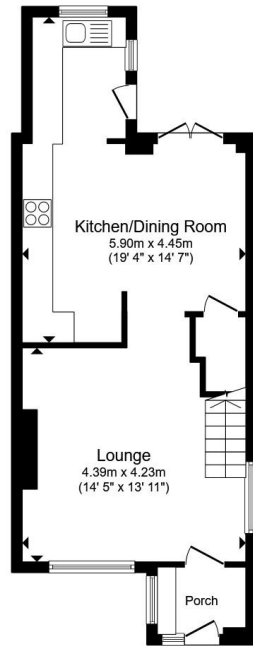
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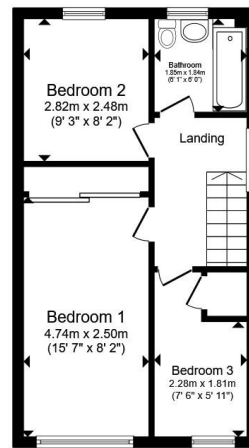
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Ground Floor



First Floor

Total floor area 80.2 m² (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	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

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