



Malvins Road | Blyth | NE24 5HW

£70,000

A fantastic opportunity to purchase this three-bedroom semi-detached home, offering excellent potential for refurbishment and improvement. Situated in a popular residential location, this property is ideal for investors, first-time buyers looking for a project, or families seeking to create a home to their own specification. The accommodation briefly comprises an entrance hallway, a spacious lounge with a distinctive U-shaped projecting front window, allowing plenty of natural light to flood the room, and a kitchen to the rear. 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, along with a driveway providing off-street parking. While requiring updating throughout, the home presents a superb opportunity to add significant value and transform it into an attractive family residence. Conveniently located close to local amenities, schools, transport links and Blyth town centre, this is a property with plenty of potential in a sought-after area.

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Three-bedroom semi-detached family home

Driveway providing off-street parking

Fantastic refurbishment opportunity

Popular and established residential location in Blyth

Spacious lounge featuring a distinctive projecting U-shaped front window

Convenient access to local schools, amenities and transport links

Gardens to both the front and rear

Council Tax Band A, EPC C

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH Double glazed entrance door.

ENTRANCE HALL Part glazed doors to lounge, staircase to first floor, double radiator, tiled floor.

LOUNGE 13'04 X 14'07 Double glazed bay window to front, plaster fireplace with marble inset and hearth, alcoves, understairs storage cupboard, , coving to ceiling, double radiator, part glazed door to kitchen.

SUNROOM 13'06 X 3'03 Windows to rear and side, double glazed patio door to garden.

BREAKFASTING KITCHEN 16'07 X 6'10 Fitted with a range of wall and base units with work surfaces, single sink and drainer unit, built in electric cooker with gas hob and extractor over, space for washing machine, space for dishwasher, breakfast bar, part tiled walls, tiled floor, built in cupboard, wall mounted Combi boiler, radiator, double glazed window to rear, double glazed door to rear.

STAIRCASE TO FIRST FLOOR LANDING Double glazed window to side, access to roof space via loft ladder.

BEDROOM ONE 11'11 X 9'09 Double glazed bay window to front, double radiator.

BEDROOM TWO 9'03 X 9'10 Double glazed window to rear, radiator.

BEDROOM THREE 8'03 X 6'05 Double glazed window to front, double radiator.

BATHROOM White 3-piece suite comprising: panelled bath with gas shower over, pedestal hand wash basin, low level wc, tiled walls, heated towel rail, double glazed frosted window to side.

FRONT/SIDE GARDEN Mainly laid to lawn, hedged boundaries, spacious block paved driveway, 2 x double wood gates.

REAR GARDEN Fenced and wall boundaries.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

Parking: 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

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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



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.