

Barnard Street | Blyth | NE24 2HG

£80,000

With three bedrooms, a versatile loft room, a separate dining room and a convenient location, this home represents an excellent opportunity for a range of buyers. Situated on the popular Barnard Street in Blyth, close to local shops and transport links, this fantastic three-bedroom home offers spacious accommodation and plenty of potential. The accommodation comprises an entrance hallway, spacious lounge, fitted kitchen, separate dining room and a ground floor family bathroom. On the first floor there are three well-proportioned bedrooms. Stairs led to a useful loft room which is currently utilised for storage, providing valuable additional space. Externally, the property benefits from an enclosed rear yard, offering a low-maintenance outdoor area. Ideally suited to first-time buyers, families and investors alike, early viewing is highly recommended to fully appreciate all this home has to offer.

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3 2 1

Three-Bedroom Terrace

Two Reception Rooms

Rear Yard

Loft Room

Freehold, Council Tax Band

Mains Water, Electricity and Sewage

Gas Heating, Fibre to Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: stairs to first floor landing

LOUNGE: (front): 12'92 x 13'54, (3.93m x 4.12m), double glazed window to front, double radiator, fire surround with electric inset and hearth, coving to ceiling.

DINING ROOM: (rear): 11'71 x 15'19, (3.56m x 15.19m), double glazed window to rear, coving to ceiling and storage cupboard.

KITCHEN: (rear): 6'75 x 6'90, (2.05m x 2.10m), double glazed window to side, range of wall, floor and drawer units with coordinating roll edge work surfaces, tiled splash backs, space for cooker, space for fridge freezer, plumbed area for washing machine.

FAMILY BATHROOM: 3-piece suite comprising, panelled bath, shower over, pedestal wash hand basin, low level wc, double glazed window to side, double radiator, and part tiling to walls.

BEDROOM ONE: (rear): 15'34 x 9'88, (5.69m x 9.88m), double glazed window to rear, double radiator, built in cupboard.

BEDROOM TWO: (front): 8'65 x 12'87, (2.63m x 3.92m), double glazed window to front, single radiator.

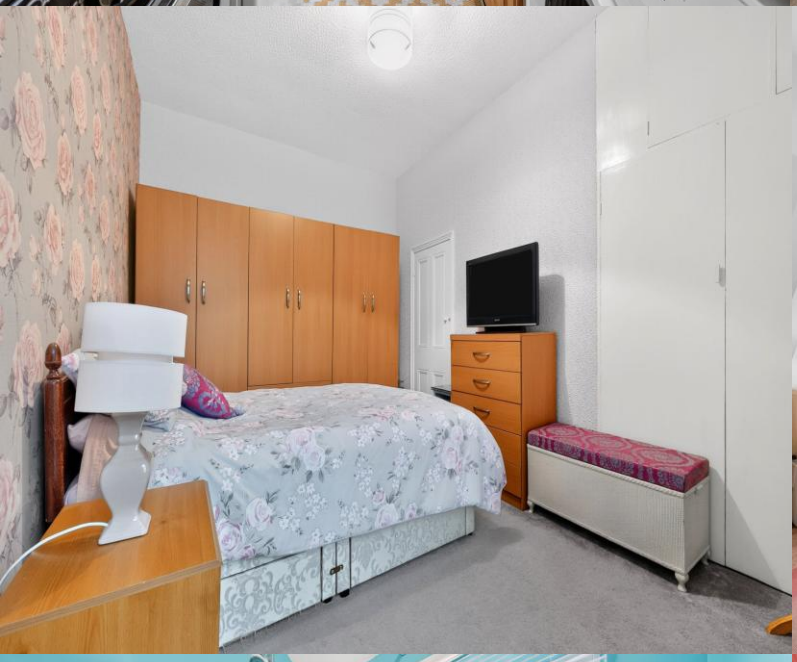
BEDROOM THREE: (rear): 9'31 x 6'78, (2.83m x 2.06m), double glazed window to rear, single radiator,

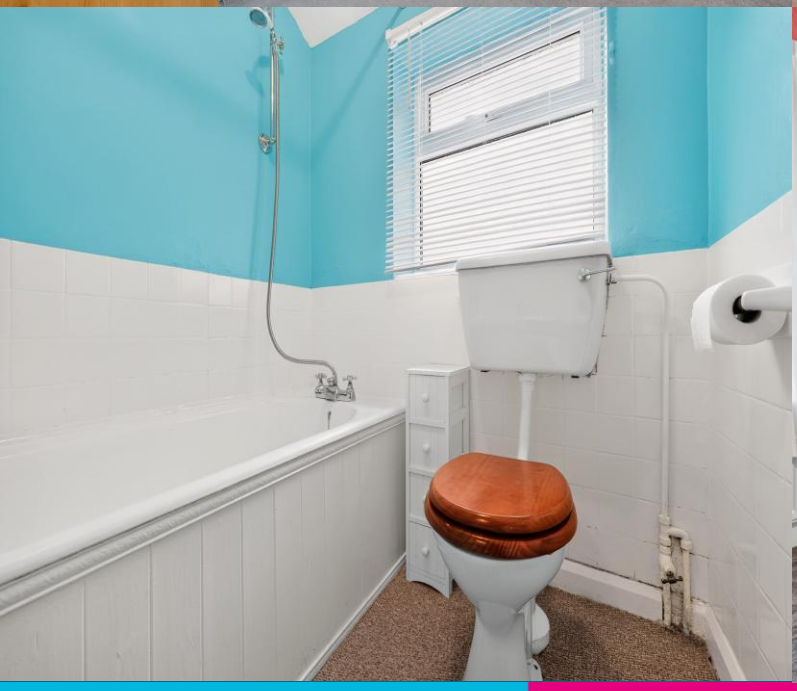
EXTERNALLY: to the rear is a yard.

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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: On Street

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

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: TBC

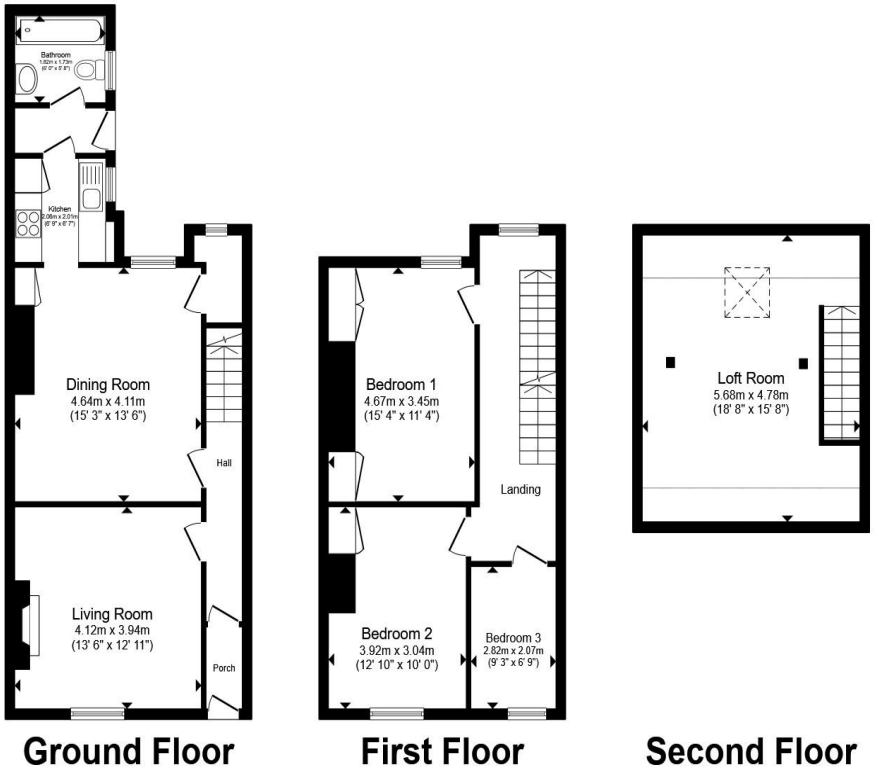
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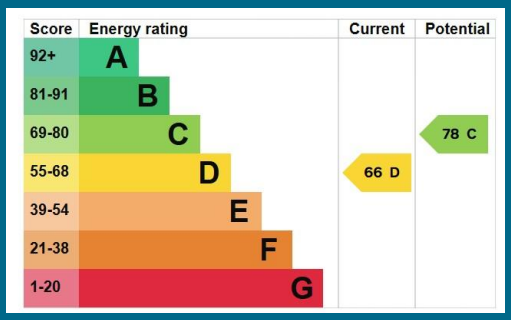
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Total floor area 127.0 m² (1,367 sq.ft.) approx

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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The Property Ombudsman

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.

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