



Mallard Way, Blyth
£169,995



LENNON
PROPERTIES
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Mallard Way, Blyth

This immaculate semi-detached property is an ideal home for families, this property boasts a beautiful South facing garden with a garage. As you step inside, you will find a spacious lounge & dining room, the property also includes a well-appointed kitchen & Conservatory to the ground floor, with three bedrooms and wet room to the first floor. This property offers plenty of space for a growing family or guests. Located in a quiet area, this property offers tranquility and privacy, with excellent public transport links and nearby schools, it is perfectly situated for those looking for convenience and ease of access. Residents will appreciate the proximity to local amenities. Whether you're looking for a peaceful retreat or a convenient location, this property has it all. Don't miss the opportunity to make this beautiful semi-detached property your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



MAIN DESCRIPTION

LOUNGE

13' 6" x 13' 0" (4.14m x 3.97m)

Radiator, double glazed window.

DINER

10' 9" x 8' 11" (3.28m x 2.74m)

Radiator, single glazed door and window,

CONSERVATORY

14' 6" x 10' 5" (4.42m x 3.18m)

double glazed window and doors, radiator and power points.

KITCHEN

10' 9" x 7' 5" (3.28m x 2.28m)

Fitted with a range of wall and base units to round edged work tops, stainless steel sink unit with mixer taps. wood door to rear, double glazed window.

LANDING

Double glazed window to side, loft access.

BEDROOM ONE

13' 6" x 10' 0" (4.12m x 3.07m)

Fitted wardrobes, radiator, double glazed window.

BEDROOM TWO

10' 9" x 10' 4" (3.30m x 3.16m)

Storage cupboard, fitted wardrobes, radiator, double glazed window.

BEDROOM THREE

10' 5" x 6' 5" (3.18m x 1.98m)

Storage cupboard, radiator, double glazed window.

WET ROOM

Low level wc, pedestal wash hand basin, electric shower, radiator, double glazed window.

EXTERNALLY

To the front of the property there is a garden with driveway leading to garage and to the rear and enclosed South facing garden.

GARAGE

Roller up and over door, power points and tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.