

- 3 Bed Semi Detached House
- Kitchen/Dining Room with Bay
- Attached Garage
- Sought After Location

- Much Improved & Well Presented
- Utility Room; Cloaks/WC
- Front, Side & Rear Gardens

- Lounge with Fireplace and Bay
- Refurbished Bathroom/WC with Shower
- Overlooking Blyth Cricket & Rugby Club

A well presented and much improved 3 bedroomed semi detached house, in an excellent location, overlooking Blyth Cricket & Rugby Club. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall with half panelled walls. The focal point of the Lounge is a coal effect real flame gas fire within an attractive Minster style surround. There is also a deep coved ceiling and bay to the front. Double doors open to the spacious Kitchen/Dining Room, fitted with a range of wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over, integral fridge, freezer and dishwasher with matching doors, rustic fireplace and bay to the rear. The Utility Room has wall and base units, sink unit, combi boiler, plumbing for a washer and door to the side. The Cloakroom/WC has a low level suite and wash basin with storage under. Stairs lead from the hall to the First Floor Landing, with stained and leaded window and access to the part boarded loft via a retractable ladder. Bedroom 1 has his and hers built in wardrobes and a bay to the front. Bedroom 2 has a fitted storage cupboard with drawers under and is to the rear. Bedroom 3 is also to the front. The Bathroom/WC has been refurbished with a contemporary white suite, with wc with concealed cistern, vanity unit with wash basin and 'L' shaped bath with mains shower over, screen and fully tiled walls. The Garage is attached with up and over door.

Externally, the Front Garden is gravelled with double width driveway. There is a charming Side Garden with shed and a Rear Garden with lawn, gravelled area and a collection of shrubs and plants.

Blyth is a thriving town with good amenities, including schools for all ages, shops, pubs and leisure facilities. There is also an excellent beach and good road links to other parts of the region.

**Entrance Porch 6' x 3'2 (1.83m x 0.97m)**

**Reception Hall 13' x 6' (max) (3.96m x 1.83m (max))**

**Lounge 11'4 x 14'6 (into bay) (3.45m x 4.42m (into bay))**

**Kitchen/Dining Room 17'4 x 12'9 (into bay) (5.28m x 3.89m (into bay))**

**Utility Room 8'6 x 7'3 (+recess) (2.59m x 2.21m (+recess))**

**Cloakroom/WC 3'9 x 2'6 (1.14m x 0.76m)**

**First Floor Landing**

**Bedroom 1 10'1 x 15'4 (into bay) (3.07m x 4.67m (into bay))**

**Bedroom 2 11'4 x 9'4 (3.45m x 2.84m)**

**Bedroom 3 6' x 8'2 (max) (1.83m x 2.49m (max))**

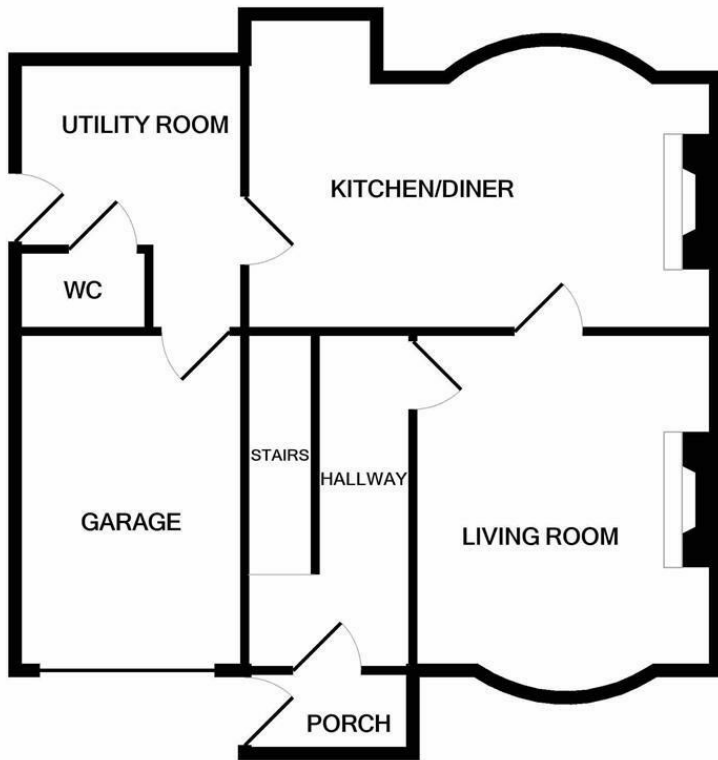
**Bathroom/WC 6'8 x 6'1 (2.03m x 1.85m)**

**Garage 12'6 x 9'6 (3.81m x 2.90m)**

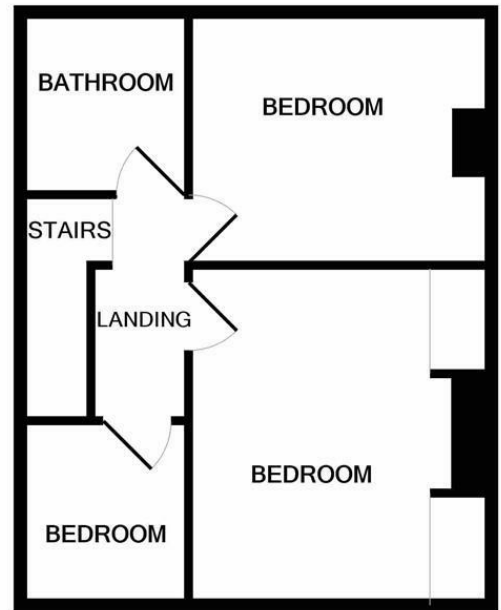




Energy Performance: Current D Potential C  
Council Tax Band: B  
Northumberland County Council: 0345 600 6400  
Buds Academy (North): 0.5 Miles  
Town Centre: 0.9 Miles



GROUND FLOOR  
APPROX. FLOOR  
AREA 594 SQ.FT.  
(55.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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