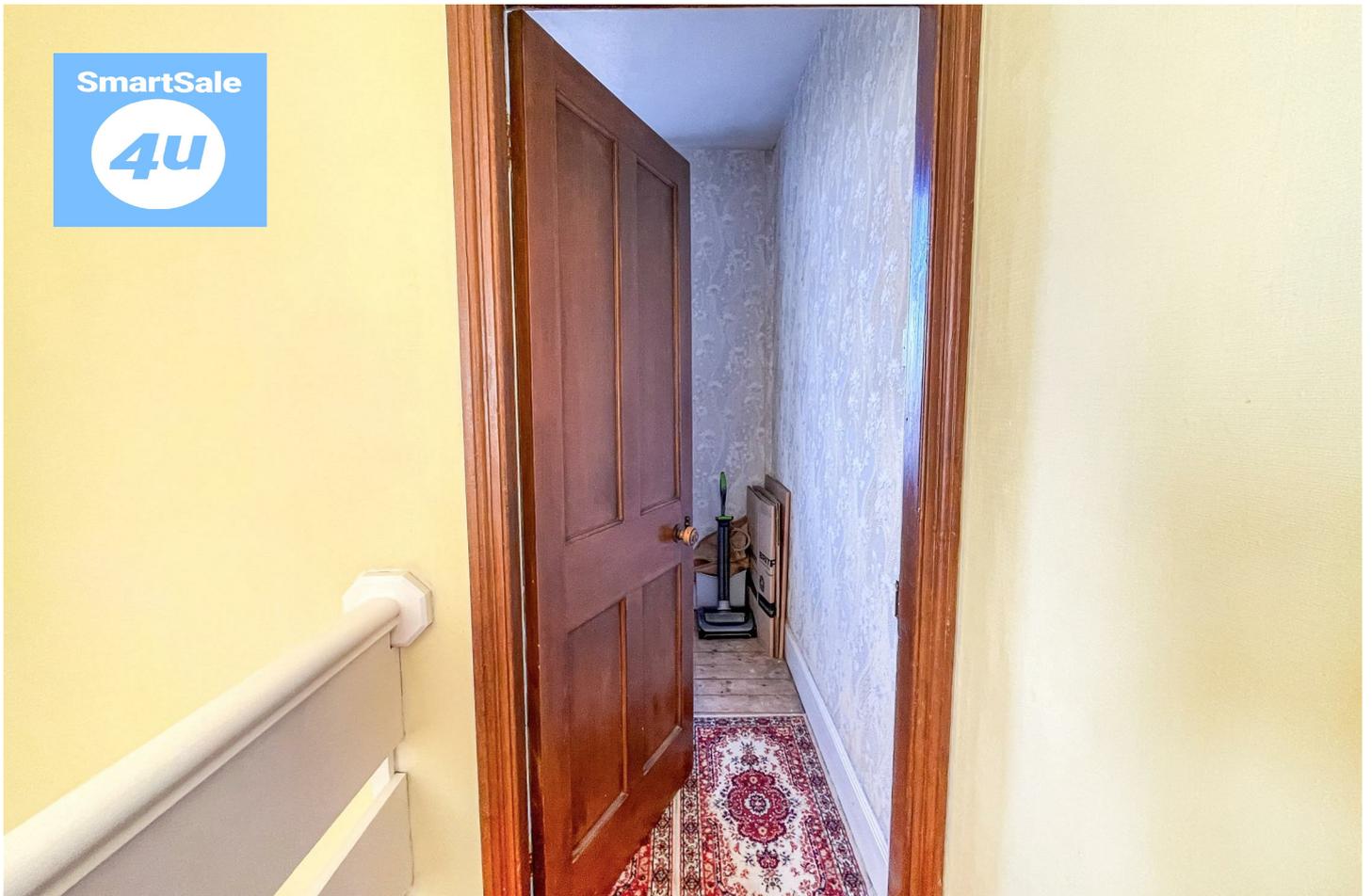


SmartSale

4u



Newsham Road

, Blyth NE24 5TH

- Extended breakfasting kitchen
- Spacious accommodation throughout
 - Generous enclosed rear garden
 - Front garden with driveway parking
 - Attached single garage
- Family bathroom
- Two generous reception rooms
- Three bedrooms to the first floor
 - Ground floor cloakroom/WC

£119,995 Freehold





Location

Full Description

The accommodation begins with an entrance vestibule leading into a welcoming hallway with staircase access and useful under-stairs storage. To the front of the property is a generous lounge featuring a charming bay window that allows for plenty of natural light, while a separate dining room to the rear provides an ideal space for entertaining or family meals.

The extended breakfasting kitchen is fitted with a range of base units and offers space for appliances, with direct access to the side of the property and views over the rear garden. A convenient ground floor cloakroom/WC completes the downstairs layout.

To the first floor, the landing provides access to three bedrooms, including a spacious principal bedroom to the front, a further well-proportioned double bedroom overlooking the rear garden, and a third bedroom ideal for a child's room, home office or guest space. The family bathroom includes a WC, wash hand basin and partially tiled walls. Externally, the property benefits from a lawned front garden and a driveway providing off-street parking leading to an attached single garage. To the rear is a generous enclosed garden with fenced boundaries and lawned areas, offering excellent outdoor space for families and entertaining. Overall, this characterful home combines generous room sizes, traditional features and exciting potential, making it a superb opportunity for buyers seeking a property they can modernise and personalise in a sought-after location.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce 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.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **A**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.