



Grebe Close | Blyth | NE24 3QX

£145,000

With a hint of sea air and a strong sense of community, this desirable family link home captures the essence of coastal living on the South Beach Estate, while also falling within the catchment area for well-regarded local schools. The property benefits from an extended kitchen, thoughtfully designed to create a welcoming family breakfasting area, which flows effortlessly into an open-plan lounge and dining space complete with a charming feature fireplace. Upstairs, the home comprises three well-proportioned bedrooms, each offering fitted storage for added convenience. The accommodation is further enhanced by a newly fitted family bathroom, finished to a modern standard and featuring a shower. Externally, the property boasts a private and enclosed rear patio garden, providing an ideal space for relaxation and outdoor entertaining, with direct access to the garage via double doors. To the front, there is a garden area overlooking a pleasant pedestrianized space, offering a safe and peaceful environment for children to play. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Highly Sought After Family
Link with Pedestrianised
Frontage**

**Within the Catchment Area
for Local Schools**

**Extended Breakfasting
Kitchen**

Enclosed Patio Garden, Rear Garage

**Freehold, Council Tax Band
A**

**Mains Water, Sewage and
Electricity**

**Gas Heating, Fibre to
Premises Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Staircase to the first floor, and double doors into:

LOUNGE: (front): 13'8 x 12'5 (4.17 x 3.78), light and airy lounge with feature electric fire, two double glazed windows, radiator, and open through to:

DINING ROOM: (rear): 10'5 x 8'5 (3.18 x 2.57) radiator.

KITCHEN: (rear): 18'10 x 7'1 (5.74 x 2.16m) extended, white fitted breakfasting kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, plumbed area for washing machine, tiled splash backs, breakfast bar, double glazed Georgian bar door to the rear garden, double glazed window, modern tile effect flooring, tiled splash backs

FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: Family bathroom, consisting of, bath, electric shower, pedestal washbasin, low level w.c, fully tiled walls, wood effect flooring, radiator, double glazed window

BEDROOM ONE: (front): 13'9 x 8'7 (4.19 x 2.62m), including depth of fitted wardrobes, double glazed window, radiator, door to:

BEDROOM TWO: (rear): 9'10 x 9'2 (2.99 x 2.79m), radiator, double glazed window

BEDROOM THREE: (front): 10'5 x 6'9 (3.18 x 2.06m)
Radiator, double glazed window, storage cupboard

EXTERNALLY: Private, enclosed rear patio garden with low maintenance patio, feature gravelling, double glazed door into garage, double glazed window.
The front garden is low maintenance leading to pedestrianized frontage.

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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: Garage/on street parking

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

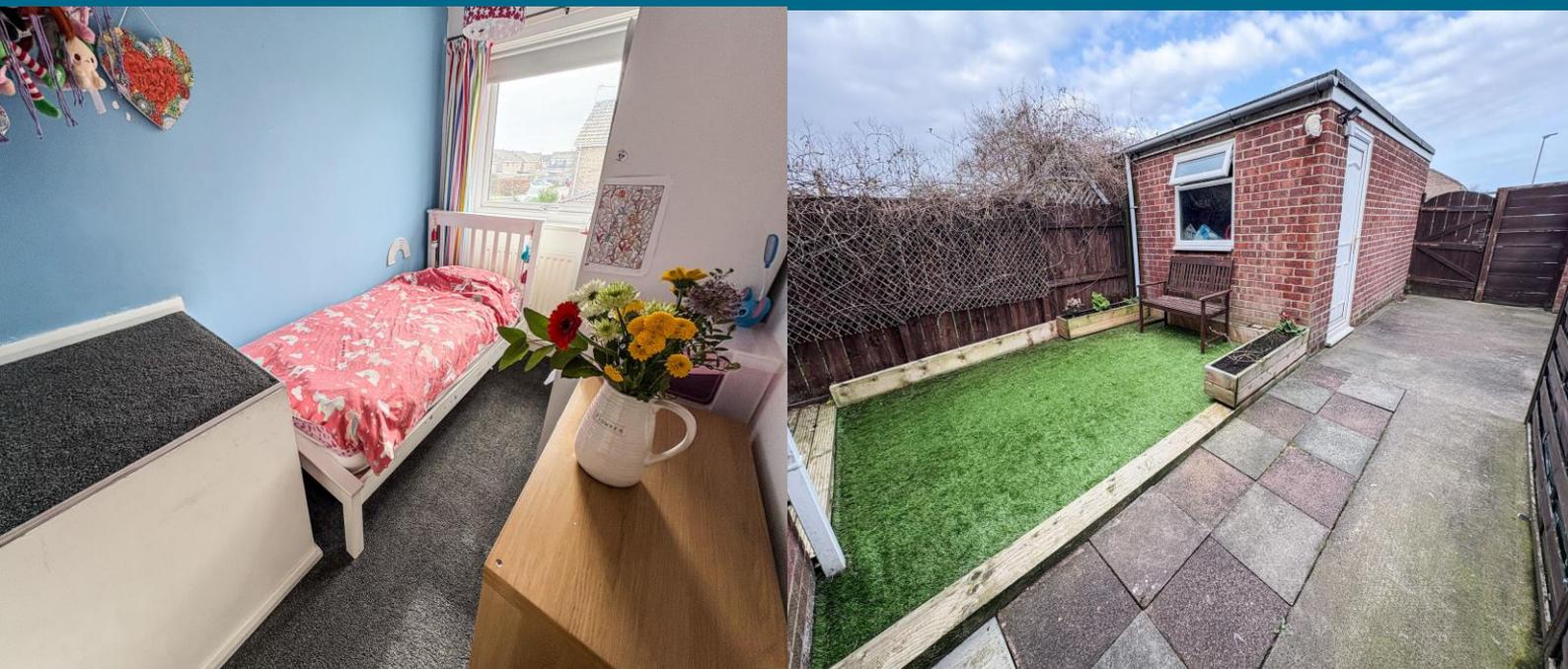
TENURE

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

COUNCIL TAX BAND: A

EPC RATING: C

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"DoubleClick Insert Picture" FLOORPLAN TBC

"DoubleClick Insert Picture" EPC RATING TBC

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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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