


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Primrose Gardens, Blyth NE24 4TY

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Offers In The Region Of £150,000

Signature North East welcome to the market this beautifully presented, two bedroom, detached coach house, situated on Primrose Gardens, within the highly sought after Portland Wynd estate. This property benefits from spacious living and neutral decor as well as being close to strong transport links and easy access to the A189 Spine road, there are also useful local amenities nearby such as shops, cafes, schooling for all ages and is only a short drive to Blyth Beach.

Upon entering the property there is a brief entrance porch with stairs taking you up to the first floor. The hallway gives access to all principle rooms and also benefits from a fitted cupboard for storage space. Beginning in the modern and stylish open plan kitchen/living area which exhibits plenty of versatile space for desired furnishings. The recently fitted kitchen boasts wall and floor units finished in a sleek navy, as well as a range of integrated appliances such as fridge, freezer, hob and oven.

There are two bedrooms showcasing a generous amount of space for furnishings with the smaller bedroom having the option to be used as a study or office if desired. The master bedroom also benefits from fitted wardrobe space for additional storage. Completing the floor is the three-piece family bathroom which is fitted with a bath and over head water fall shower, wc and floating sink basin.

Externally this property has the advantage of a large private rear garden with a patio area, which is perfect for alfresco dining and entertaining as well as a storage unit. To the front of the property, there is a driveway for off street parking as well as a garage.

Tenure: Leasehold
Years remaining: 994
Council tax band: A

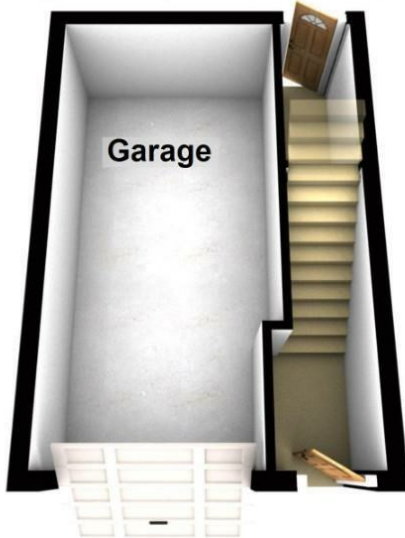
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN

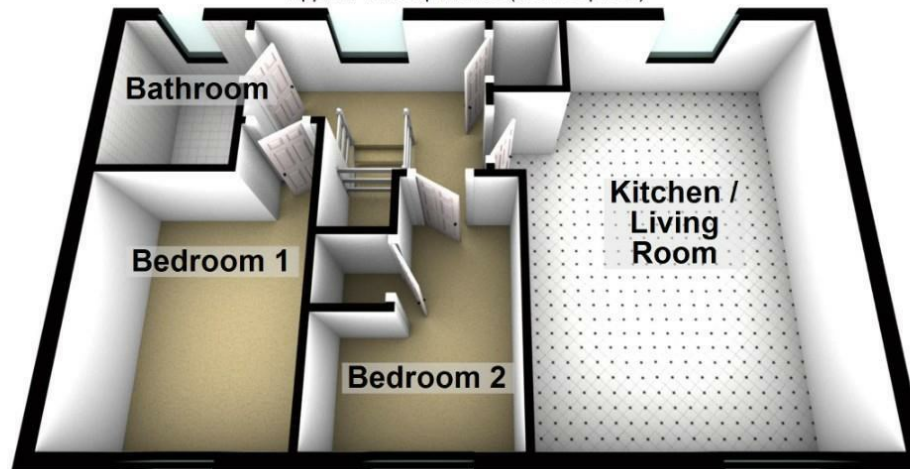
Ground Floor

Approx. 19.5 sq. metres (210.1 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.

Plan produced using PlanUp.

Measurements:

Kitchen / Living Room
17'8" x 13'10"

Bedroom One
12'8" x 8'7"

Bedroom Two
10'4" x 7'9"

Bathroom
6'9" x 5'2"

Garage
17'8" x 8'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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