

SIGNATURE

NORTH EAST

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Guillemot Close, Blyth NE24 3SL

Welcoming to the market this charming three-bedroom dormer bungalow, proudly presented by Signature North East. Located in the heart of Blyth, this home offers an excellent location with easy access to stunning beaches, scenic coastal walks, and the historic port, making it a fantastic choice for those who enjoy the outdoors. With a range of local shops, cafés, and essential amenities nearby, convenience is at your doorstep. Excellent transport links to Newcastle and surrounding areas further enhance the appeal, making this an ideal home for commuters and families alike.

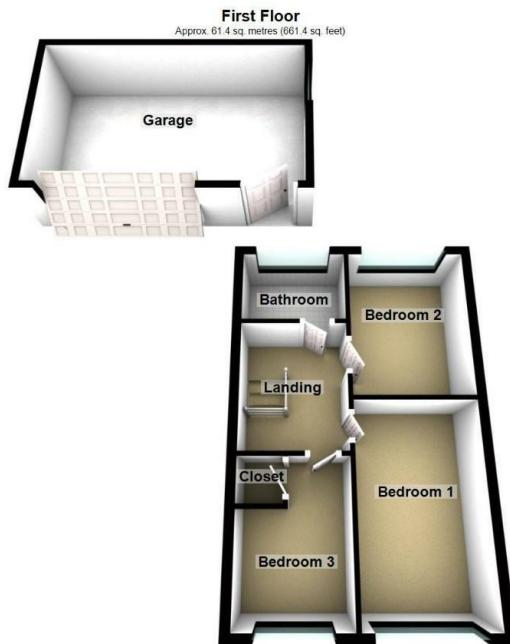
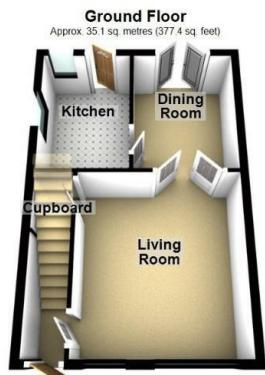
Stepping into the property, you are welcomed by a central hallway leading to the spacious living room, which boasts a large window, filling the space with natural light and providing ample room for desired furnishings. Adjacent to the living area, elegant double doors open into the dining room, a versatile space perfect for hosting, with stylish double doors leading to the rear garden. The modern kitchen offers an abundance of storage within sleek wall and base units, complemented by sophisticated countertops, with additional access to the rear garden.

Ascending to the first floor, you will find three well-proportioned bedrooms. The first two bedrooms can comfortably accommodate a double bed along with additional furnishings, while the third bedroom is suited for a single bed and features a separate storage cupboard. Completing this floor is the family bathroom, equipped with a bathtub, shower head, hand basin, and W.C. Additionally, the loft space is boarded, providing extra storage.

Externally, this home benefits from a generous rear garden laid to lawn, featuring a spacious patio area ideal for outdoor furniture and entertaining. A detached garage offers further storage or parking solutions. To the front of the property, a private driveway provides off-road parking for two vehicles, adding to the convenience of this fantastic home.



PROPERTY FLOORPLAN



Total area: approx. 96.5 sq. metres (1038.9 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:

Living Room
12'4" x 13'6"

Dining Room
8'1" x 10'4"

Kitchen
7'2" x 10'3"

Bedroom One
8'5" x 12'10"

Bedroom Two
9'3" x 9'2"

Bedroom Three
6'8" x 9'10"

Bathroom
6'2" x 6'2"

Garage
21'9" x 13'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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