



## 2 bed semi-detached house to buy in NE24

Goschen Street, Blyth, Blyth, Northumberland, NE24 1NL

# £110,000

 x2
  x2
  x2

Tenure

**Freehold**

## Property features

- ✓ No Upper Chain
- ✓ Two Bedroom Semi-Detached
- ✓ Beautifully Presented
- ✓ Fabulous Kitchen
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

On offer, a charming two-bedroom semi-detached house in the popular residential area of Blyth. This property, presented in superb condition, would make an ideal home for first-time buyers or a young family.

Upon entry to this delightful abode, you're greeted by a warm, welcoming hallway that leads to two spacious reception rooms. The first reception room serves as an inviting lounge with soft, well-maintained carpeting and ample natural light pouring through the large front-facing windows. The second reception room offers flexibility, utilised either as a dining room or cosy family room - perfect for casual lounging, entertaining, or both.

The house also benefits from a generously-sized, fully-equipped kitchen which has been recently modernised. Every chef's dream, the kitchen strikes the perfect balance between functionality and style, with plenty of cabinets, quality appliances, and ample workspace for meal preparations.

The upstairs area features two sizeable bedrooms, each awash with light and offering built-in storage spaces. Complementing the bedrooms there is a well-appointed bathroom, recently updated and featuring quality fixtures and fittings for a luxurious touch.

Externally, the property enjoys a nicely manicured front garden and a secluded, fully enclosed rear garden, both offering a relaxing outdoor space with room for al fresco dining or kids to play safely.

Located within easy commuting distance to major routes and a host of local amenities including schools, shopping centres, and parks, this residential property in Blyth truly offers the best of both worlds: the charm of suburban living coupled with convenient city access.

Don't miss the opportunity to view this beautiful home that blends modern comfort with traditional charm. Contact Pattinson Estate Agents today to schedule a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Lovely Presented £110,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good

## Lounge

3.94m x 3.74m (12'11" x 12'3")

Double glazed Bay window to front, double radiator, wooden fireplace with multi fuel burner, slate hearth with tiled background, built in storage cupboard.



## Dining Room

Double glazed window to the front, electric radiator. Laminate floor.



## Kitchen

3.37m x 2.57m (11'0" x 8'5")

Double glazed window to rear, composite sink, five burner range gas cooker with electric oven, range of wall to floor units.



## Utility Room

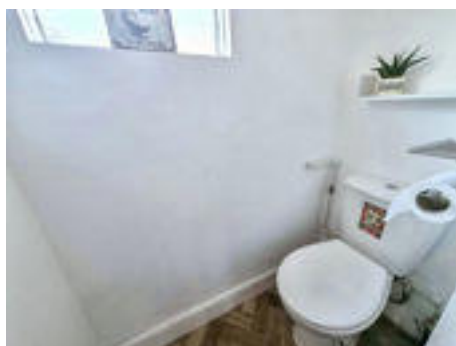
### Utility

Double Glazed window to the rear, plumbed for washer and dryer, storage cupboard, combination boiler, lino flooring.



### w/c

Window to the rear, low level w/c, lino flooring.



## Primary Bedroom

3.52m x 3.46m (11'6" x 11'4")

Double glazed window to rear, single radiator, Tv point, fitted wardrobes.



## Bedroom

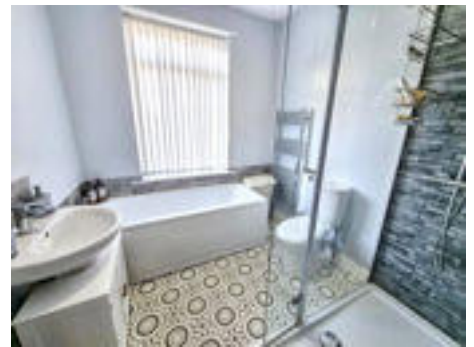
3.30m x 2.52m (10'9" x 8'3")

Double glazed window to rear, single radiator, fitted mirror wardrobes.



## Bathroom

Frosted window to rear, panelled bath, low lever w/c, pedestal wash basin, walk in double shower connected to mains.




## Garden

Well maintained, privacy fencing, mainly laid to lawn, green house, decking and patio area.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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