



Halidon Walk | Blyth | NE24 4JY

£180,000

Behind its attractive exterior lies a truly remarkable family home, showcasing elegant interiors and generous accommodation over three floors. Occupying a sought-after position close to the new train station, this outstanding three double bedroom residence offers contemporary living finished to an exceptional home standard throughout. The welcoming entrance hallway sets the tone for the accommodation beyond, leading to a beautifully presented lounge complete with a useful storage cupboard. To the rear, the impressive kitchen provides the perfect space for modern family life, with double doors opening onto a charming, enclosed garden, creating a wonderful setting for relaxing, entertaining and all fresco dining. The first floor boasts two generous double bedrooms alongside a stylish family bathroom, while the second floor is dedicated to a magnificent principal bedroom. Occupying the entire top floor, this impressive retreat benefits from excellent built-in storage and offers a peaceful haven away from the rest of the home. Externally, the property continues to impress with a delightful rear garden and the added convenience of two off-street parking spaces to the front. Combining superb presentation, spacious accommodation and a highly convenient location, this exceptional home is ready for its next owners to simply move in and enjoy. Viewing is essential to fully appreciate all that this stunning property has to offer.

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**Outstanding Three Double
Bedroom House**

Set Over Three Floors

**Two Off Street Parking
Spaces**

Handy Downstairs W.C

**Mains Water, Sewage and
Electricity**

**Freehold, Epc Rating B,
Council Tax band B**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Entrance Door

ENTRANCE HALLWAY: single radiator.

DOWNSTAIRS CLOAKS/W.C.: low level wc, pedestal wash hand basin, and single radiator.

LOUNGE: (front): 14'52 x 11'81, (4.42m x 3.59m), double glazed window to front, built in storage cupboard, and electric fire.

KITCHEN: (rear): 11'77 x 8'88, (3.58m x 2.70m), double glazed window to rear and side, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted oven with gas hob and extractor fan above, integrated fridge freezer, and dishwasher and plumbed area for washing machine, and tiling to floor, as well as doors to rear garden.

FIRST FLOOR LANDING AREA: single radiator.

FAMILY BATHROOM: 3-piece suite comprising panelled bath with electric shower over, wash hand basin, low level wc, heated towel rail, part tiling to walls, tiled flooring.

BEDROOM ONE: 25'34 x 8'38, (7.72m x 2.55m), double radiator, and built in cupboard.

BEDROOM TWO: (front): 11'81 x 8'73, (3.59m x 2.66m), double glazed window to front, single radiator, and fitted wardrobes.

BEDROOM THREE: (front): 11'87 x 7'29, (3.61m x 2.22m), double glazed window to rear, single radiator and built in cupboard.

EXTERNALLY: To the front is off street parking with driveway for up to two vehicles, to the rear is a garden laid mainly to lawn and patio area.

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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/Driveway

MINING

The Northeast 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

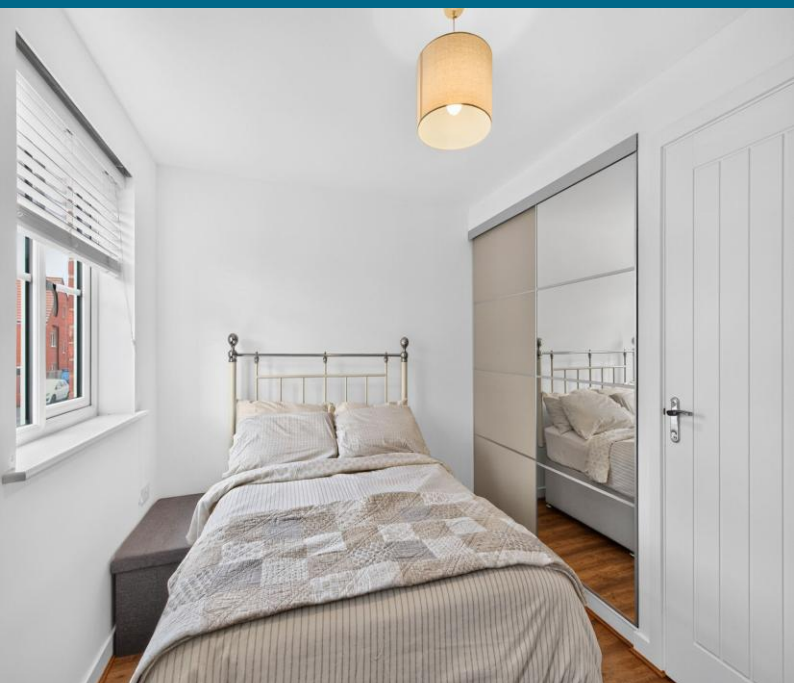
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: B

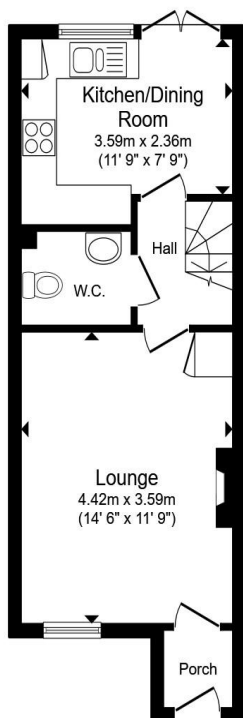
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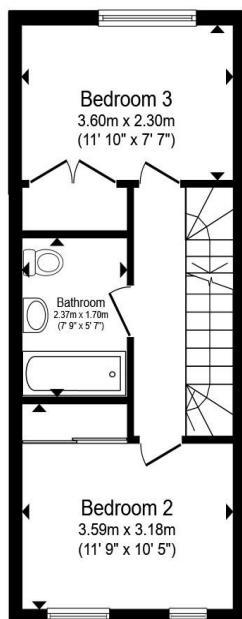
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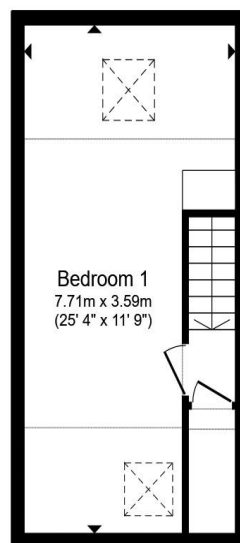
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Ground Floor



First Floor



Second Floor

Total floor area 92.8 m² (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.