



To buy

## 2 bed ground floor flat to buy in

Nixon Terrace, Blyth, Blyth,  
Northumberland, NE24 3EF

# £99,950

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ Lounge & Dining Room
- ✓ Fitted Kitchen
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale is this impressive ground floor flat centrally located within the delightful coastal town of Blyth, Blyth. This residential property is an appealing choice for both first-time buyers and investors, featuring a refined blend of comfort and convenience.

The property boasts two well-proportioned bedrooms, each brimming with natural light and ample space for personalisation. The single bathroom is pristinely maintained, complete with modern fixtures and fittings, contributing to the overall fresh and contemporary feel of the flat.

One of the key features of the property is the generously-sized reception area, offering the perfect setting for entertaining or unwinding at the end of the day. The open layout provides a seamless flow through to the kitchen area, ideal for contemporary living.

Throughout the property, you will find tasteful decoration and quality floor coverings, fostering a warm and welcoming environment. The property also benefits from excellent storage solutions and is fitted with double glazing and central heating, ensuring a cosy atmosphere during harsh British winters.

Situated in Blyth, the property is in close proximity to a host of local amenities, including shops, cafes, and recreational facilities. Additionally, the coastal location offers potential residents easy access to beautiful local beaches, making it an excellent choice for those who enjoy seaside living.

This delightful ground floor flat is a testament to comfortable and convenient living in a desirable coastal location. Early viewing is highly recommended to fully appreciate the potential of this property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 962

Price: £99,950

Property Type: Ground floor flat

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance Hallway

Central heating radiator.



## Lounge

4.80m x 3.40m (15'8" x 11'1")

Double glazed bay window, central heating radiator, feature fire surround.



## Further Image



## Dining Room

3.80m x 3.30m (12'5" x 10'9")

Feature fireplace, double glazed window, central heating radiator, storage cupboard.



## Second Image



## Kitchen

3.60m x 2.00m (11'9" x 6'6")

Fitted wall and base units with complimentary work tops over, single sink and drainer with mixer tap, tiled splashbacks. Space for cooker, extractor hood, plumbed for washing machine, space for fridge freezer. Door to rear garden.



## Bedroom One

3.80m x 3.30m (12'5" x 10'9")

Double glazed window, central heating radiator.



## Bedroom Two

3.20m x 2.30m (10'5" x 7'6")

Double glazed window, central heating radiator.



## Bathroom Wc

Low level Wc, Panelled bath, wash hand basin, part tiled walls, central heating radiator, double glazed frosted window.



## Externally

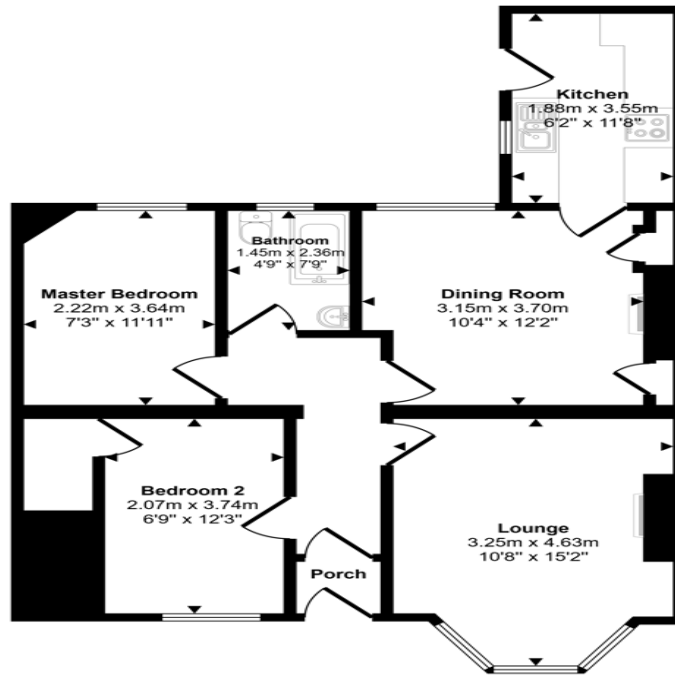
Lovely garden to the front with shrubs and flowers. Gorgeous private rear garden with decking and patio areas. Garden shed and fence boundaries.



**Image 2.**



Approx Gross Internal Area  
64 sq m / 687 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(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:

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