



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

Embleton Drive, Newsham Farm, Blyth, Northumberland, NE24 4QJ

**£165,000** Well Presented

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Semi Detached Property
- ✓ Two Reception Rooms
- ✓ Three Bedrooms
- ✓ Conservatory
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale, an inviting and well-presented three-bedroom semi-detached house, located in the charming town of Blyth. This cozy residential property offers a wonderful blend of character features, with a touch of modern living appeal.

Upon entering the bright and spacious hallway, you will be welcomed by a well-proportioned reception room, serving as a versatile space whether it is for relaxation or entertaining family and friends. It's flooded with an abundance of natural light, amplifying its refreshing feel.

The property comprises three good-sized bedrooms, each bathed in natural light and offering abundant space for personalisation. The bedrooms share access to a contemporary, fully fitted bathroom adorned with chic finishings, providing all you need for your wellness routine.

In addition, the property features a streamlined kitchen fitted with high-quality facilities, offering a great environment for cooking and dining.

Outside, one can find a breathtaking private garden that can serve many purposes from outdoor gatherings to a safe play space for children.

The location offers easy access to Blyth's amenities, service facilities, and excellent transportation links, adding convenience to its occupants.

This property stands as an excellent choice for a family home or for individuals seeking a combination of modern and traditional elements in their home environment. We uniquely offer you this opportunity to acquire not just a house, but a place to call home.

Contact Pattinson Estate Agents to arrange a viewing today. Your new home could be just a call away. Do not miss out on this fantastic opportunity.

Council Tax Band: B

Tenure: Freehold

Price: Well Presented £165,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Porch

Double glazed.



## Lounge

4.29m x 3.80m (14'0" x 12'5")

Open plan, double glazed window, central heating radiator, wall mounted electric fire.



## Dining Room

2.60m x 2.58m (8'6" x 8'5")

Central heating radiator, open to lounge, access to conservatory.



## Conservatory

3.07m x 2.48m (10'0" x 8'1")

Double glazed.



## Kitchen

2.94m x 2.55m (9'7" x 8'4")

Fitted with a range of wall drawer and base units with complementary work surfaces, sink with drainer and mixer tap, plumbed for dish washer, fitted with gas hob with electric oven and extractor fan, double glazed window, central heating radiator.



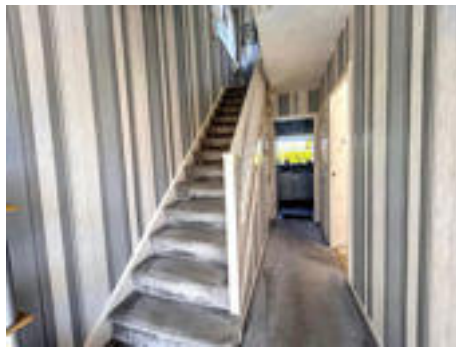
## Utility Room

Double glazed window, plumbed for washing machine, access to garage and garden.



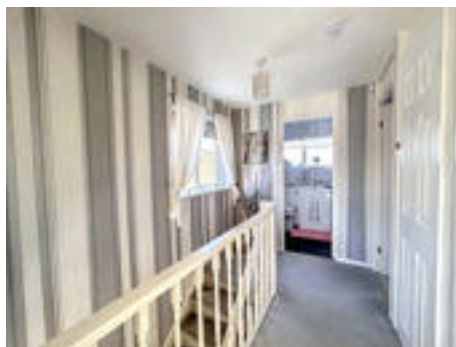
## Entrance Hallway

Double glazed window, central heating radiator, storage cupboard, stairs to first floor.



## Stairs To First Floor

Double glazed window, storage cupboard, loft access.



## Bedroom One

3.46m x 2.94m (11'4" x 9'7")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Two

3.06m x 3.00m (10'0" x 9'10")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Three

2.61m x 2.47m (8'6" x 8'1")

Double glazed window, central heating radiator, storage cupboard.



## Shower Room

2.54m x 1.60m (8'4" x 5'2")

Fitted with double shower, hand wash basin, low level Wc, double glazed window, central heating radiator.




## Externally

Externally to the front is a garden and driveway leading to attached garage, to the rear is a paved garden with fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(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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