



To buy

## 2 bed terraced house to buy in

Columbia Terrace, Blyth, Blyth,  
Northumberland, NE24 3JZ

# £120,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedroom Mid Terrace
- ✓ Well Presented
- ✓ Kitchen/Diner
- ✓ Utility
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Delighted to present this immaculately maintained, two-bedroom mid-terrace property situated in the delightful town of Blyth, Northumberland. An ideal prospect for both first-time buyers and seasoned investors, this property offers the perfect balance of comfort and function.

The interior layout comprises of two proportioned bedrooms, perfectly designed to create a relaxing sleeping sanctuary. One elegantly fitted bathroom offering modern opulence accompanies the bedrooms. The house benefits from one well-appointed reception room, painted in neutral tones, and offers a warm, welcoming space to relax or entertain guests.

Domestic considerations are well met with a modern, well-presented kitchen/diner. The kitchen boasts stylish fitted units and a range of integrated appliances. This charming open space diner offers plenty of room for a large dining table, making it an incredibly versatile space for hosting and family meals.

The property is very well kept, exuding an atmosphere of freshness and sophistication. Notably, being a terraced house, it promotes an enhanced sense of community feel, which is often lacking in detached properties.

Based in Blyth, this home appreciates the best of both worlds with close proximity to local amenities while also enjoying the tranquillity offered by this desirable location.

Consider this inviting terraced house your haven, a place you'll be proud to call home. We encourage prospective buyers to arrange a viewing at their earliest convenience to fully appreciate the property's worth and potential.

Make the right move with us at Pattinson Estate Agents, here to support you in all your property needs in and around the United Kingdom.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Lounge

5.18m x 4.55m (16'11" x 14'11")

Double Glazed bay window to the front, central heating radiator, built in storage cupboard, tv point, oak flooring.



## Kitchen/Diner

4.50m x 2.30m (14'9" x 7'6")

Double Glazed window to the rear, double central heating radiator, electric cooker point, tiled floor.



## Utility

Double glazed door to rear yard, plumbed for washing machine .



## Bathroom

Double Glazed window to the rear, low lever w/c, panelled bath with shower over connected to the mains, central heating radiator, tiled flooring.



## Bedroom One

4.40m x 3.50m (14'5" x 11'5")

Double Glazed window to the front, central heating radiator, storage cupboard.



## Bedroom Two

4.30m x 2.30m (14'1" x 7'6")

Double Glazed window to rear, central heating radiator, combi boiler.



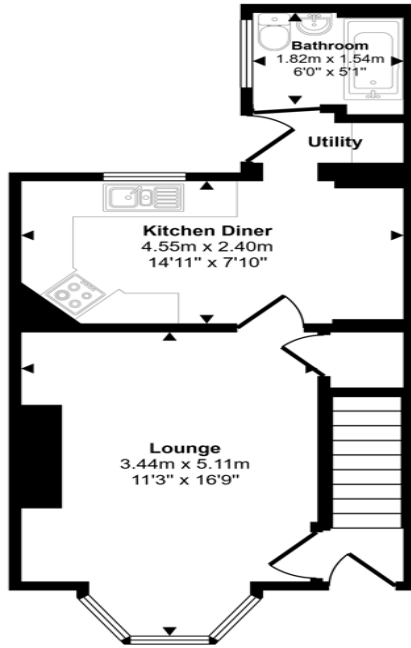
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## Externally

Private rear yard, small town garden to the front.



Approx Gross Internal Area  
67 sq m / 721 sq ft



**Ground Floor**  
Approx 37 sq m / 395 sq ft



**First Floor**  
Approx 30 sq m / 326 sq ft

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>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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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