



## 2 bed ground floor flat to buy in

Nixon Terrace, Blyth, Blyth,  
Northumberland, NE24 3EE

**£100,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ Lounge & Dining Room
- ✓ Kitchen & Utility Room
- ✓ EPC Rating D

On Street 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

For sale in the charming town of Blyth is this lovely 2-bedroom ground floor flat. Situated in a quiet area, this splendid property manages to create the perfect balance between tranquil living and the convenience of being just minutes away from the town centre.

As you enter the flat, you're greeted by a warm, inviting reception area that sets the tone for the rest of the property. Providing ample space for relaxation, it serves as the perfect palette for any décor style.

The flat features two well-presented bedrooms, offering plenty of storage space and natural light. Mirroring the apartment's overall sense of comfort and style, the bedrooms are cleverly designed to optimise space and create an inviting, restful atmosphere.

The property boasts a modern shower room styled with contemporary fittings and fixtures. Its well-thought-out design provides a spa-like setting where you can unwind and relax after a long day. Hive controlled central heating.

As a resident, you'll appreciate the multitude of amenities right at your doorstep, including local shops, restaurants, and easy transport links and the local train line.

Offering a lifestyle that's hard to beat in such a desirable location, this residential property for sale in Blyth is an opportunity not to be missed whether you're a first-time buyer or a seasoned investor. Contact Pattinson Estate Agents for further details or to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 976 years left

Price: Offers Over £100,000

Property Type: Ground floor flat

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

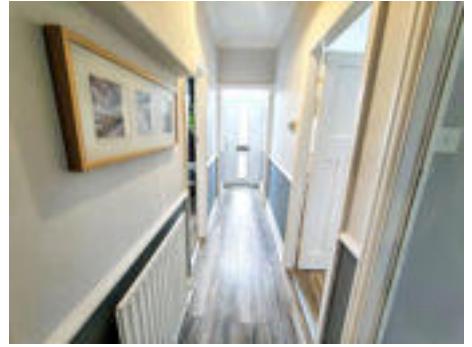
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance Hallway

Composite entrance door, central heating radiator, storage cupboard, dado rail, laminate flooring.



## Lounge

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

Double glazed bay window, double central heating radiator, picture rail, laminate flooring.



## Kitchen Diner

3.70m x 3.50m (12'1" x 11'5")

Double glazed window, central heating radiator. Fitted with a range of wall and base units with complementary work surfaces, stainless steel bowl style sink with drainer, electric oven with induction hob and extractor. Two Storage cupboards, laminate flooring.



## Image 2



## Dining Area



## Utility Room

Double glazed window and door to rear yard. Hive controlled Baxi central heating boiler, plumbed for washing machine and space for dryer.



## Bedroom One

3.30m x 3.10m (10'9" x 10'2")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Two

3.30m x 2.40m (10'9" x 7'10")

Double glazed window, central heating radiator.



## Shower Room Wc

Double glazed window, central heating radiator, shower cubicle, hand wash basin, wc. Partial tiled walls, extractor fan.




## Externally

Roller shutter door to rear yard creating off road parking, out building with power. Patio area with decking.





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>		71
(55-68) <b>D</b>	60	
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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