



### 3 bed detached house to buy in

Wellesley Drive, South Shore, Blyth,  
Northumberland, NE24 3UZ

# £220,000

🛏 x 3 🚿 x 2 🚻 x 2

Tenure

**Freehold**

### Property features

- ✓ Detached property
- ✓ Three Bedrooms
- ✓ Gardens Front And Rear
- ✓ Garage And Driveway
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

We are thrilled to present to the market this charming 3-bedroom detached house, situated in the highly sought-after area of South Shore, Blyth. This residence, ideal for Residential Sale, seamlessly blends modern comforts along with an endearing charm that truly makes it one of a kind.

Upon entering the property, you are greeted by a warm and inviting reception room, providing an excellent socialising or relaxation space. With high standards throughout, the reception is large enough to be utilised for multiple purposes such as living and dining.

Beyond, you will find three generously proportioned bedrooms. Each bedroom is wonderfully bright and airy, offering ample room for personalisation, thus ensuring the perfect haven for each member of the family.

The property benefits from two well-appointed bathrooms.

The inviting exterior of the property is equally as impressive. The professionally maintained garden offers an ideal backdrop for alfresco dining or simply enjoying the outdoors. The detached position allows for privacy and tranquility seldom found in town locations.

Located in South Shore, Blyth, this home offers an idyllic blend of quiet suburb living with the convenience of nearby amenities. Just a short distance away, you will find schools, shopping, leisure opportunities, and transportation links including the local train line.

This property is sure to appeal to both families and professional couples alike who are looking for a home that combines a tasteful design within a supremely convenient and sought-after location. Please contact Pattinson Estate Agents to arrange a viewing at your earliest convenience. Don't miss out on securing your dream home in Blyth.

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

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: Yes

Sewerage: Standard UK domestic

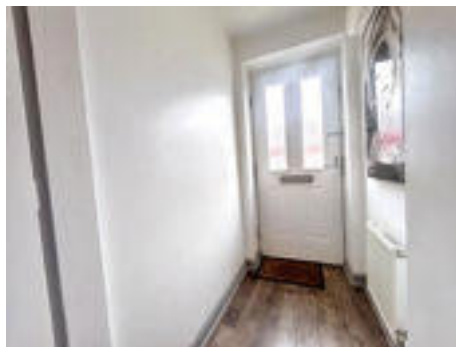
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hallway

Central heating radiator.



## Lounge

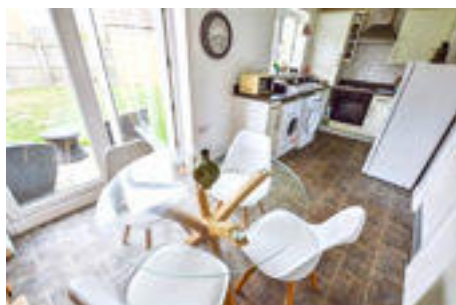
4.98m x 2.53m (16'4" x 8'3")

Double glazed window, central heating radiator.

## Kitchen Diner

5.77m x 2.53m (18'11" x 8'3")

Fitted with a range of wall drawer and base units with complimentary work surfaces, sink with drainer and mixer tap. Plumbed for washing machine, integrated electric oven with gas hob and extractor, double glazed window, french doors to rear garden, central heating radiator.



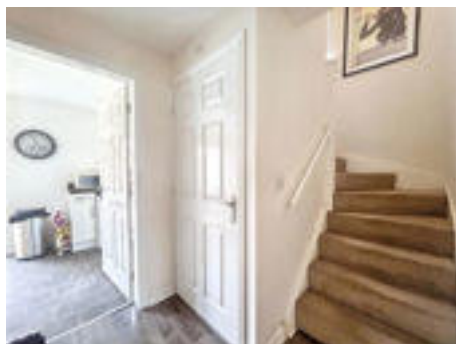
## Cloaks Wc

Low level wc, hand wash basin, central heating radiator.



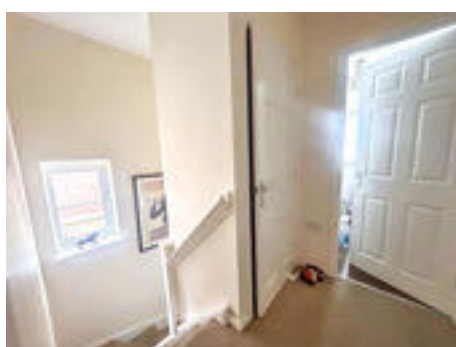
## Inner hallway

Central heating radiator, stairs to first floor.



## Stairs To First Floor

Double glazed window, storage cupboard, loft access.



## Bedroom One

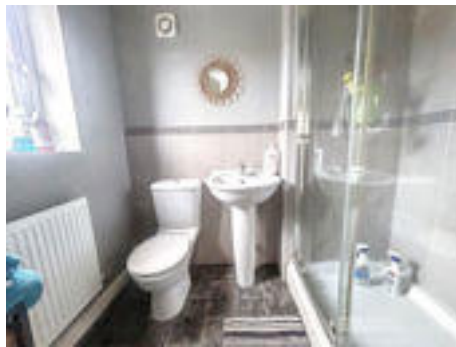
4.25m x 3.00m (13'11" x 9'10")

Double glazed windows, central heating radiator.



## En-suite

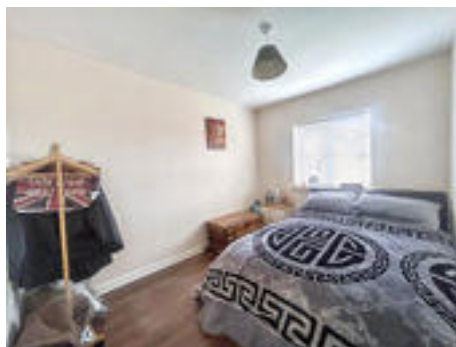
Fitted with low level wc, hand wash basin, shower cubicle, Double glazed window, central heating radiator.



## Bedroom Two

3.43m x 2.67m (11'3" x 8'9")

Double glazed window, central heating radiator.



## Bedroom Three

3.01m x 2.43m (9'10" x 7'11")

Double glazed window, central heating radiator.

## Bathroom

2.66m x 1.74m (8'8" x 5'8")

Fitted with panelled bath, hand wash basin, low level wc, Double glazed window, central heating radiator.

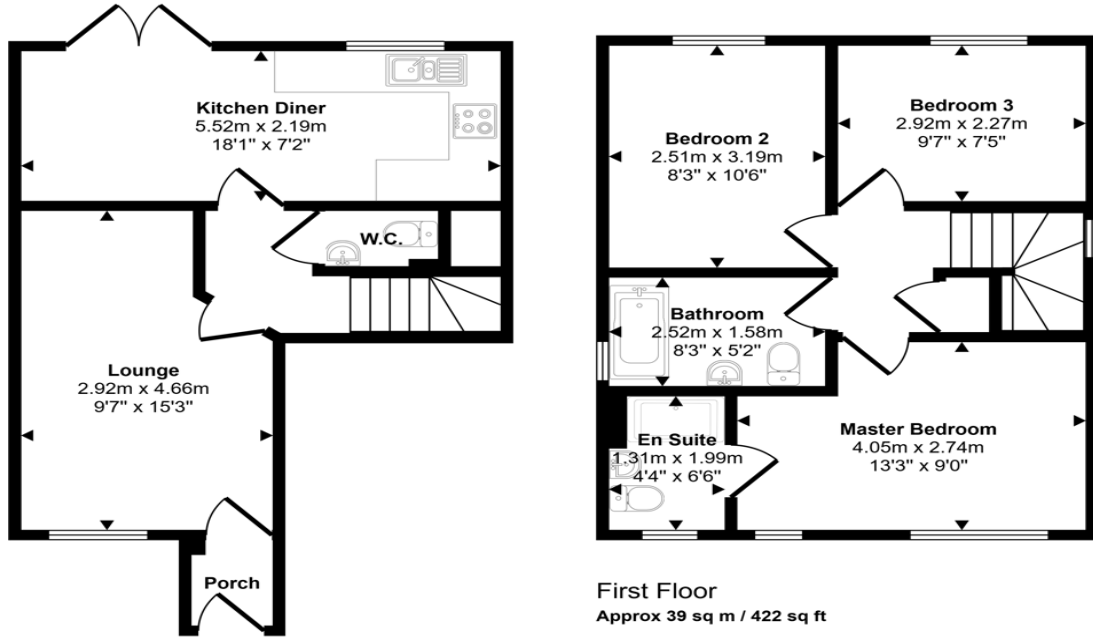


## Externally

Externally there is an enclosed garden to the rear with side access leading to front lawn and driveway.



Approx Gross Internal Area  
72 sq m / 773 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>		
(69-80) <b>C</b>	75	80
(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	

Wellesley Drive, South Shore, Blyth, Northumberland, NE24 3UZ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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