

BRUNTON

RESIDENTIAL



AMBLE CLOSE, NEWSHAM FARM, BLYTH, NE24

Offers Over £190,000

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WELL PRESENTED THROUGHOUT - SOUGHT AFTER LOCATION - EXTENDED
Brunton Residential are delighted to offer for sale this well presented, semi-detached property located in Amble Close, Newsham Farm, Blyth. This home sits on a generous corner plot, has been extended by the current owners and has recently refurbished kitchen and bathroom.

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Accommodation briefly comprises; entrance porch leading to the hallway with store cupboard. There is a bright lounge to the front with full-height window allowing natural light to pour in. There is a modern kitchen offering a range of wall and floor units, coordinated work surfaces, breakfast bar and fitted appliances which leads to a utility room with door to the rear garden. From the kitchen is a dining room and the sun-room, again with French doors leading to the garden. On the first floor is a master bedroom with fitted wardrobes, a second double bedroom also with fitted wardrobes and a store cupboard as well as a third bedroom which would make an excellent home office or nursery. The internal accommodation is completed by a stylish, fully-tiled family bathroom with WC, basin and walk-in shower.

Externally, to the front is a lawned area with driveway providing off-street parking and access to the attached garage. The property benefits from a generous rear garden thanks to it's position on the corner plot. The rear garden is laid mainly to lawn with decked and paved areas to give plenty of space to soak up the summer sun throughout the day.



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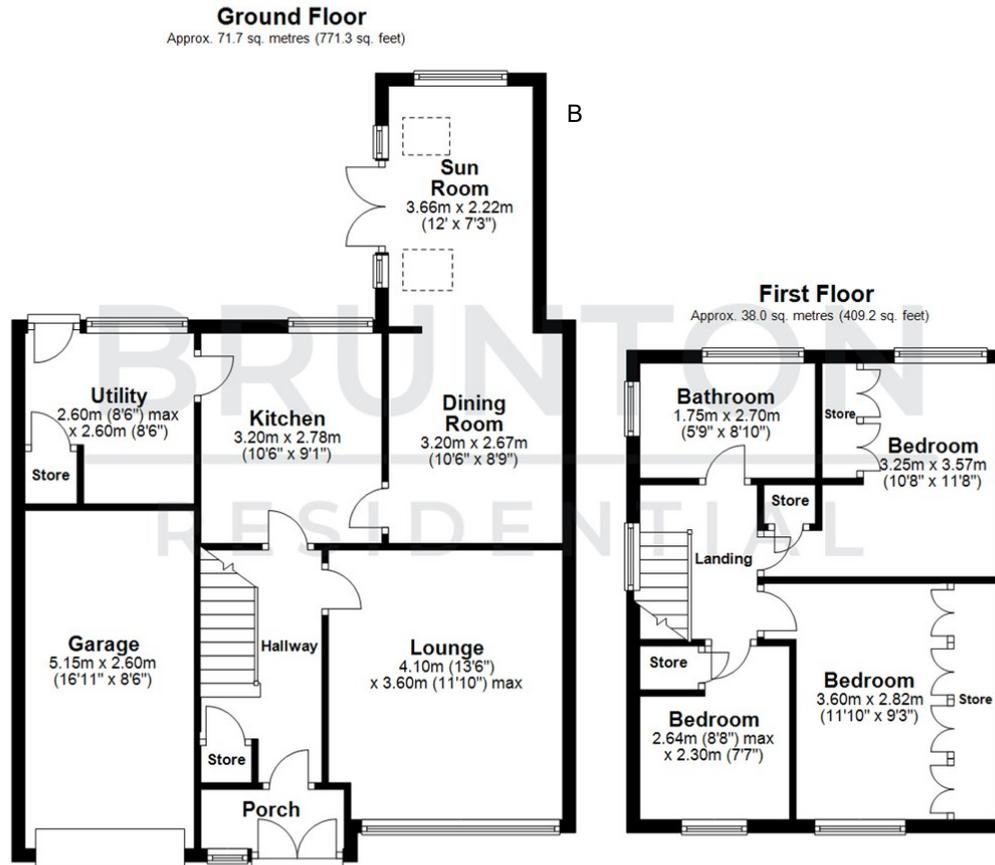
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D

SERVICES :



Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	