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PARK FARM VILLAS, BLYTH, NE24

Asking Price £245,000

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Delightful two-bedroom detached bungalow, situated within a small and established estate of similar properties at Park Farm Villas, in Blyth. The property offers well-balanced accommodation within a convenient and popular residential location and is offered to the market with the benefit of no upper chain.

The internal accommodation is arranged over a single level and comprises a spacious living room, large dining room, fitted kitchen, two well-proportioned bedrooms, and a well-appointed family bathroom. In addition, the property benefits from an integral garage and a conservatory, which provides useful extra living space and enjoys views over, and access to, the rear garden.

Park Farm Villas is ideally positioned close to Blyth train station, providing excellent transport links, while the town centre is easily accessible and offers a wide range of shops, cafés, and everyday amenities. The property is also well placed for access to the Northumbrian coastline, including South Beach, making it an excellent location for those who enjoy coastal living alongside convenient transport and town facilities.

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The internal accommodation comprises: a uPVC front door opening into an entrance hall, which features a distinctive porthole-style window to the front. From here, access is provided into the living room, which benefits from a front-facing bow window, an electric fire with decorative surround, and glazed double doors leading through to a further reception room, currently utilised as a dining room.

The dining room provides access into a conservatory with a tiled floor, which is fully double glazed and enjoys direct access to the rear garden. Positioned off the dining room is the fitted kitchen, which comprises a range of wall and base units, a cooker point, sink unit, and a window overlooking the rear garden. The kitchen also provides internal access to the garage and benefits from a side access door.

The single garage is fitted with power and lighting, houses the central heating boiler, and provides access to a boarded loft space offering useful storage. The garage is further fitted with an electric roller shutter door. From a night hall located off the living room, there is access to two bedrooms, one positioned to the front and one to the rear. The front bedroom benefits from a range of fitted wardrobes and a large walk-in storage cupboard, which offers potential to be converted into an en-suite, subject to the necessary consents. Situated between the two bedrooms is a recently refitted bathroom, comprising a low-level WC, wash hand basin, tiled surrounds, and a walk-in shower cubicle with a mains-powered shower and dual shower heads.

Externally, the property benefits from a front garden laid to lawn and a block-paved driveway providing off-street parking for one to two vehicles, along with side access via a pathway. To the rear is a paved patio area, astroturf, and a small enclosed garden, designed for ease of maintenance.



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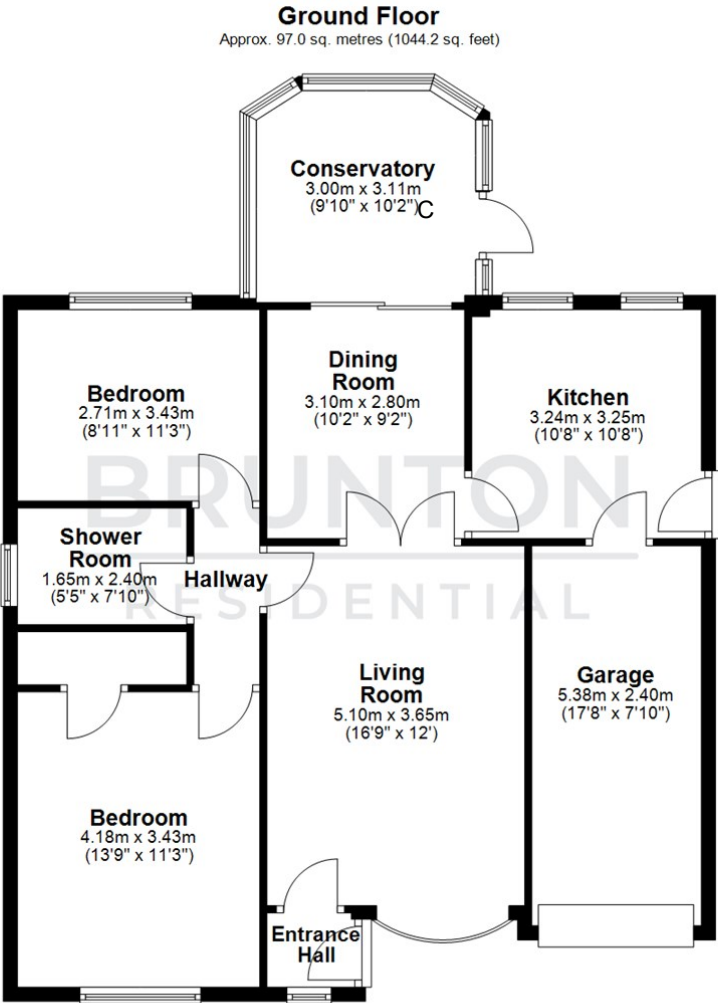
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	74
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		