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EMBLEHOPE GROVE, BLYTH, NE24

£112,000

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Modern mid-link townhouse situated on Emblehope Grove, Blyth, within a residential setting that offers convenient access to local schools, amenities and road links. Well presented throughout, the property provides versatile accommodation arranged over three levels.

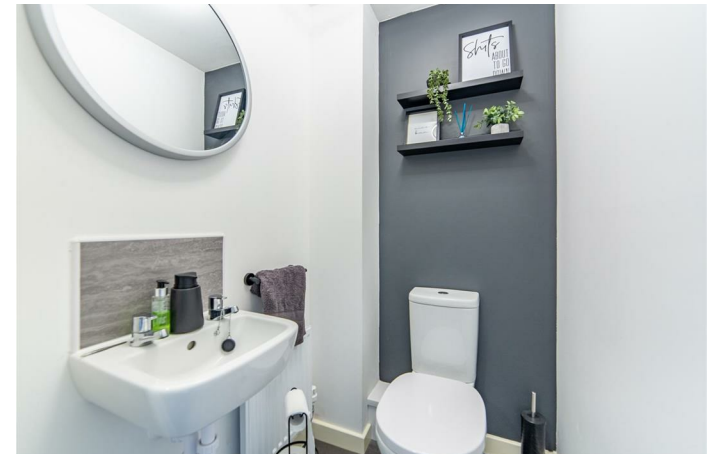
This is an affordable home on a section 106 agreement to be sold at 70% of the full market value to qualifying buyer. Details available here - <https://www.northumberland.gov.uk/housing/affordable-housing/buying-and-selling-affordable-home#buying-a-dmv-home>

The ground floor features a contemporary living room with media wall and an open kitchen diner to the rear with French doors to the garden. Two double bedrooms and a family bathroom occupy the first floor, while the second floor is dedicated to the principal bedroom, offering privacy and excellent natural light. The layout is practical and well suited to modern living. Externally, the property benefits from an enclosed, low-maintenance rear garden and an allocated parking space, with additional visitor parking available.

The location provides easy access to nearby schooling and everyday amenities, as well as strong road connections for commuting within Blyth and to surrounding areas.

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The internal accommodation comprises: a composite entrance door leading into a welcoming lobby area, with dark wood-finish LVT flooring continuing throughout the ground floor, creating a cohesive and contemporary feel. From the hallway, there is access into the living room, which features a front-facing window and a stylish media wall incorporating a flame-effect electric fire, television point, and shelving with integrated lighting. A useful storage cupboard is also located here. An inner hallway provides access to a convenient downstairs WC and leads through to the kitchen diner positioned across the rear of the property. The kitchen is fitted with a range of wall and base units and includes an integrated dishwasher, gas hob, electric oven and extractor, along with space for additional appliances. French doors and a rear-facing window overlook and provide direct access to the garden, creating a bright and practical dining space.

To the first floor, the landing gives access to two well-proportioned double bedrooms, both presented in neutral décor, along with the main bathroom fitted with a bath and shower over, tiled surrounds, wood-effect flooring and a fixed mirror. The second floor accommodates the principal bedroom, positioned within the loft space and benefiting from two Velux windows, one to the front and one to the rear, allowing for excellent natural light.

Externally, the property offers one allocated parking space to the front, with additional visitor parking available nearby. The enclosed rear garden has been designed for ease of maintenance, featuring a paved patio area, AstroTurf lawn and storage shed, with a ginnel pathway providing side access. <https://www.northumberland.gov.uk/housing/affordable-housing/buying-and-selling-affordable-home#buying-a-dmv-home>



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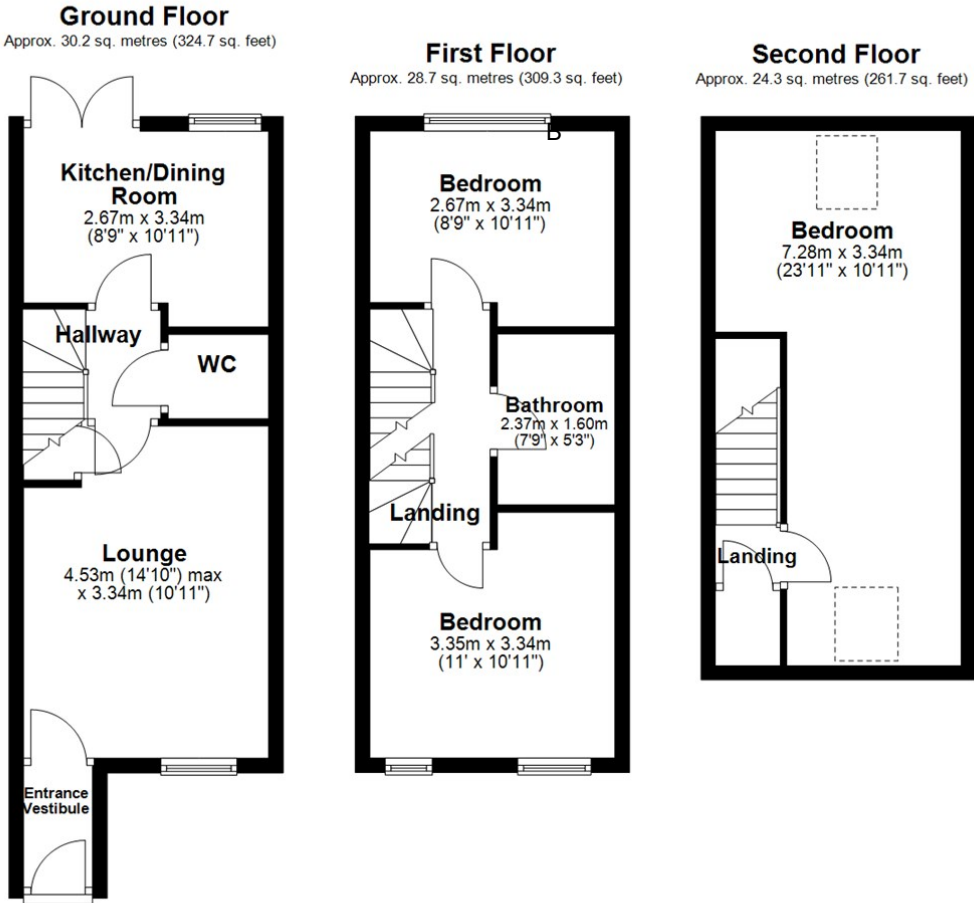
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



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		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		