



2 Dune Walk , Blyth NE24 3EZ

- Semi-Detached House
 - Cloaks/w.c.
 - Dining Kitchen
 - Garden to rear
- Section 106 Agreement - Affordable Housing
- Two Bedrooms
 - Lounge
- Shower Room/w.c.
- Drive to Front
- Early Viewing Recommended

£120,000





A great opportunity for a first time buyer or young family to purchase this super two bedroomed semi-detached home being sold under the Section 106 agreement affordable housing scheme which helps buyers to get on the property ladder. Situated on a popular development in Blyth close to amenities.

The accommodation on offer briefly comprises Entrance Lobby with door to Cloaks/w.c. with toilet and wash hand basin. Lounge with opening to fully fitted kitchen/Diner with a great range of unit incorporating an electric hob with extractor hood over, built in oven and microwave. Space of washing machine and dishwasher, integrated fridge and freezer. There is a dining area with double doors to the pleasant rear garden. Stairs to the first floor rise from the lounge where you will find two good sized bedrooms (master with a range of fitted wardrobes), Shower room/w.c. with double shower cubicle, sink and wash hand basin. Externally there is a driveway to the front and pleasant fenced garden to the rear. A great opportunity of which early viewing is recommended.

Entrance Lobby

Cloaks/w.c.

Lounge

12'11 x 9'8

Kitchen/Diner

12'9 x 9'3

Bedroom 1

12'1 x 10'11

Bedroom 2

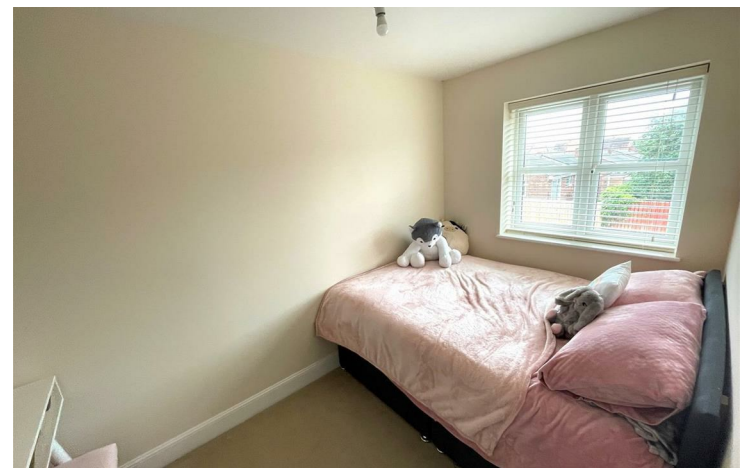
11'4 x 6'6

Shower Room/w.c.

6'1 x 7'5

External

Drive to front and garden to rear.



Local Authority
Council Tax Band
EPC Rating A
Tenure Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(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	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.