



## 6 Horton Park, Blyth

£200,000

Council tax band C / Freehold • Shower room downstairs • South facing garden • EPC to follow • Four bedrooms • Driveway for two cars • Semi detached town house • Walk in wardrobe • Viewings highly recommended • Jack n Jill bathroom



This semi-detached townhouse is located in the sought-after Horton Park development in Blyth and is beautifully presented, making it an ideal family h...

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



### **UTILITY ROOM**

Dimensions: 7' 5" x 5' 9" (2.28m x 1.76m). Door to rear, wood effect base units, radiator, plumbed for washing machine, extractor fan.

### **HALLWAY**

Composite door to hallway. radiator, access to garage, cupboards x 2

### **GARAGE**

Dimensions: 16' 7" x 9' 4" (5.07m x 2.85m). Up-and-over door and power points.

### **ROOM SUMMARY**

#### **SHOWER ROOM**

Dimensions: 8' 8" x 3' 10" (2.66m x 1.18m). Extractor fan, radiator, double walk-in shower cubicle with a mains shower, low-level WC, and sink unit.

#### **FIRST FLOOR LANDING**

#### **SEPARATE WC**

Dimensions: 7' 3" x 4' 2" (2.22m x 1.29m). Low level wc, sink, radiator.

#### **BEDROOM ONE**

Dimensions: 16' 0" x 12' 9" (4.89m x 3.90m). A UPVC window faces the front elevation, accompanied by two wall-mounted radiators and a fitted walk-in wardrobe, and benefits from an en-suite.

#### **BEDROOM TWO**

Dimensions: 10' 0" x 8' 5" (3.05m x 2.57m). The room features a UPVC window facing the rear, a radiator, and a door leading to the Jack and Jill bathroom.

#### **EN-SUITE SHOWER ROOM**

Dimensions: 6' 0" x 5' 4" (1.85m x 1.65m). The front elevation features a frosted uPVC window, single radiator, a sink unit, and a low-level WC. Additionally, there is a shower cubicle equipped with a mains shower and an extractor fan.

#### **BEDROOM FOUR**

Dimensions: 9' 8" x 8' 3" (2.97m x 2.53m). UPVC window facing the rear, single radiator.

#### **LOUNGE**

Dimensions: 16' 0" x 12' 9" (4.89m x 3.89m). A UPVC window faces the front, UPVC French doors open to a Juliet balcony, and a radiator is present.

#### **BEDROOM THREE**

Dimensions: 10' 0" x 7' 4" (3.07m x 2.25m). A UPVC window overlooks the rear, accompanied by a wall-mounted radiator.

#### **BATHROOM**

Dimensions: 6' 9" x 7' 3" (2.06m x 2.22m). A modern bathroom suite comprises pedestal washbasin, a low-level WC, a panelled bath, a wall-mounted extractor fan, and a radiator.

#### **SECOND FLOOR LANDING**

#### **KITCHEN / DINER**

Dimensions: 10' 1" x 8' 5" (3.08m x 2.59m). The kitchen features a range of base, wall, and drawer units complemented by wood-effect work surfaces. It includes a UPVC window to the rear, radiators, a one-and-a-half bowl sink and drainer unit with mixer taps, a wall-mounted combi boiler, and an integrated gas hob and electric oven with an extractor hood above.

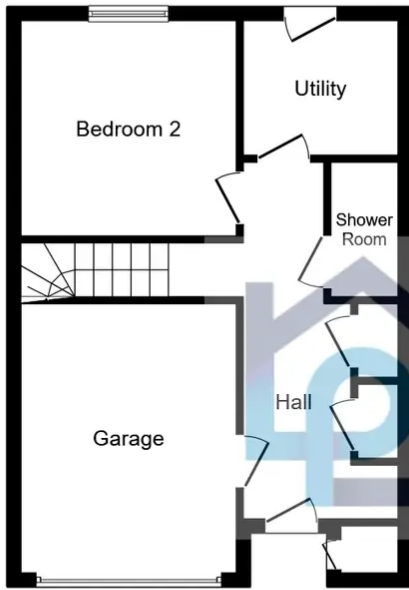
#### **EXTERNAL**

The property features a block-paved driveway with ample space for multiple vehicles at the front. The rear garden south facing garden is complete with a lawn, patio area and shed.

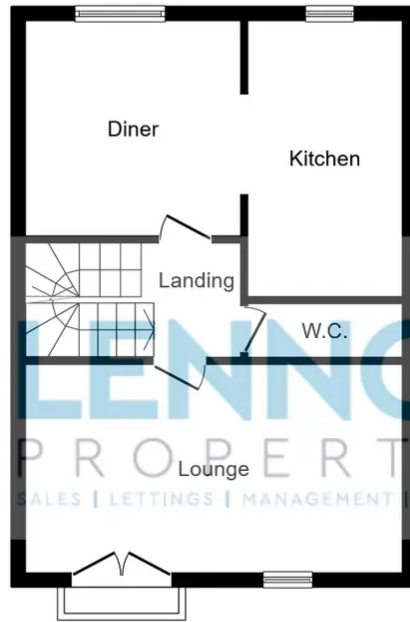




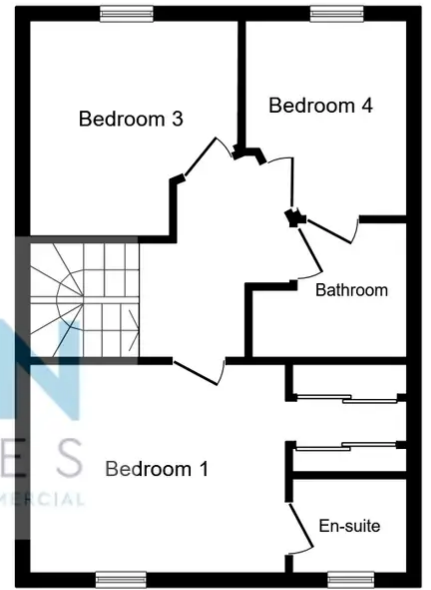




**Ground Floor**  
Floor area 44.7 m<sup>2</sup> (481 sq.ft.)



**First Floor**  
Floor area 46.8 m<sup>2</sup> (504 sq.ft.)



**Second Floor**  
Floor area 45.9 m<sup>2</sup> (494 sq.ft.)

**TOTAL: 137.4 m<sup>2</sup> (1,479 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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