



## 77 Claremont Terrace, Blyth

£109,500 Freehold

Three Bedrooms • Close to town centre • Off street parking • Nearby schools for families • Close to transport links • EPC rating D • Enclosed rear yard • Council Tax band A • Perfect for a range of buyers • No upper chain



### **Entrance Porch**

Entrance door and door leading to:

### **Sitting Room**

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### **Kitchen/Dining Room**

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### **Utility Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### **Storage Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



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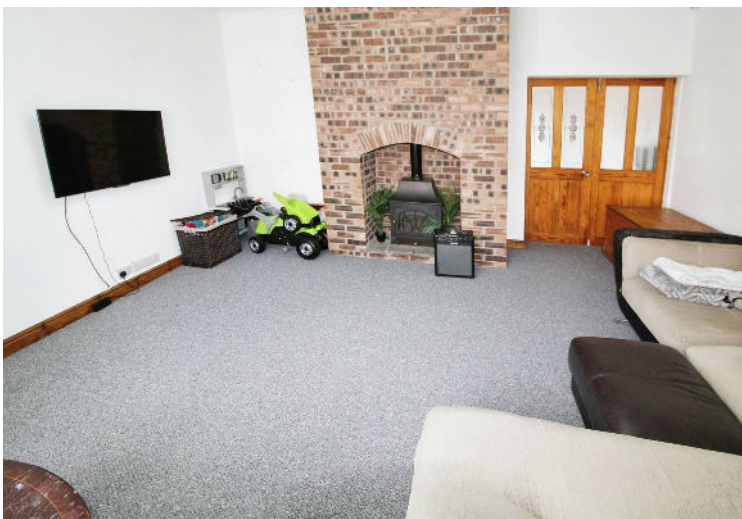
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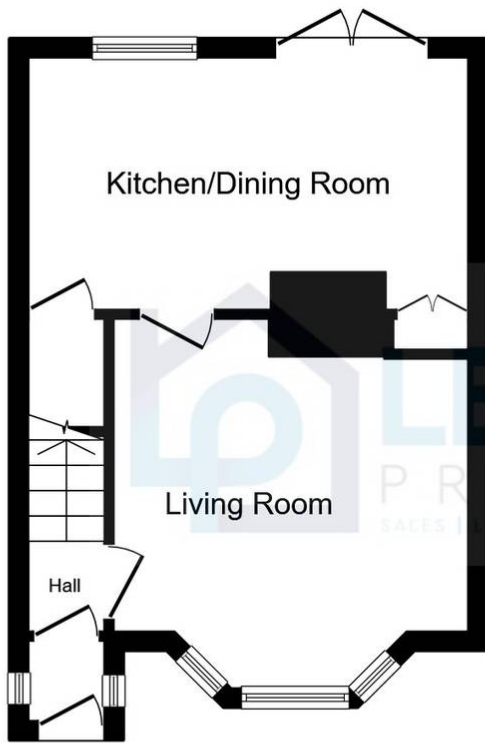
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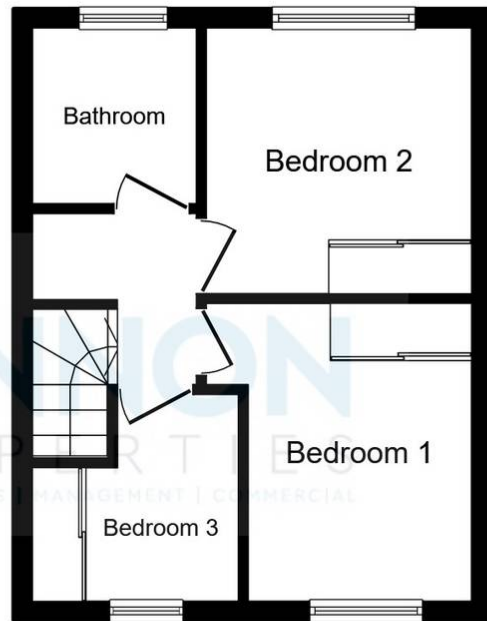
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### Ground Floor

Floor area 30.0 m<sup>2</sup> (323 sq.ft.)



### First Floor

Floor area 28.2 m<sup>2</sup> (303 sq.ft.)

**TOTAL: 58.2 m<sup>2</sup> (626 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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