



## 16 Kings Gardens, Blyth

£60,000 Freehold

Lennon properties are excited to bring this great investment opportunity to the sales market, priced to sell! This three bedroom semi-detached house is in a great location close to schools, local amenities and transport links. To the ground floor you will find a hallway lounge, dining room and kitchen. To the first floor there are three bedrooms, two double and a single, and a family bathroom. Viewings are highly recommended to appreciate the size and location of what could be a great family home.

**Entrance**

Via UPVC front door, UPVC double glazed window to the side, stairs, radiator. Access to lounge

**Lounge**

11' 5" x 13' 4" (3.48m x 4.06m)

Gas fire place, storage cupboard. Access to dining room and kitchen

**Storage cupboard**

10' 0" x 2' 11" (3.05m x 0.90m)

UPVC window to the side, combi boiler

**Dining Room**

10' 3" x 9' 11" (3.12m x 3.01m)

UPVC window to the front, radiator

**Kitchen**

16' 2" x 5' 7" (4.94m x 1.69m)

UPVC window to the rear, UPVC door to the rear, wall and base units, wood effect surfaces, one and a half stainless steel sink with mixer tap, tile splashbacks, radiator.

**Landing**

UPVC window to the side, access to the loft, family bathroom and three bedrooms

**Bedroom One**

12' 0" x 9' 10" (3.65m x 2.99m)

UPVC window to the front, radiator.

**Bathroom**

6' 11" x 6' 2" (2.12m x 1.88m)

Frosted UPVC window to the side, pedestal sink, low level wc, panel bath with over bath mains shower, radiator.

**Bedroom Two**

9' 11" x 9' 5" (3.01m x 2.86m)

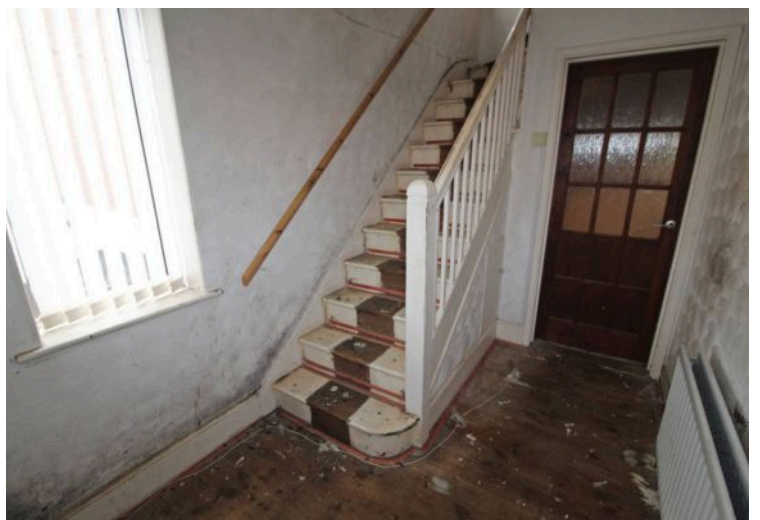
UPVC window to the rear, radiator.

**Bedroom Three**

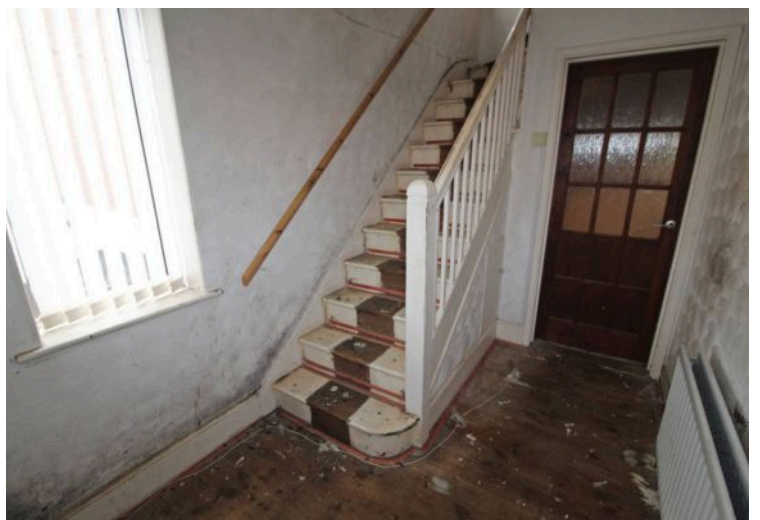
8' 2" x 6' 7" (2.50m x 2.00m)

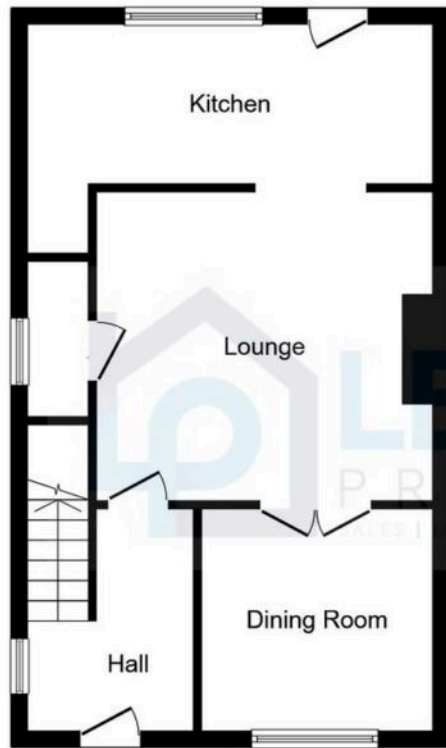
UPVC window to the front, radiator.











### Ground Floor

Floor area 48.9 m<sup>2</sup> (526 sq.ft.)



### First Floor

Floor area 37.3 m<sup>2</sup> (402 sq.ft.)

**TOTAL: 86.2 m<sup>2</sup> (928 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)

