

# HUNTERS®

HERE TO GET *you* THERE



## Whitehouse Mews

Blyth, S81 8FB

Offers Over £177,000



Council Tax: A



# 2 Whitehouse Mews

Blyth, S81 8FB

Offers Over £177,000



## ACCOMMODATION

The property is accessed via a double glazed wooden door leading into the:

### HALLWAY

Radiator, telephone point and doors leading into the Lounge and downstairs Cloakroom.

### LOUNGE

9'7" x 15'10" (2.94m x 4.84m )

Feature fireplace with surround and hearth with flame effect fire, TV point, laminate flooring, triple glazed window to the front elevation and double glazed wooden door leading out to the rear garden.

### KITCHEN DINER

8'9" x 15'10" (2.69m x 4.83m )

Recently fitted kitchen comprising wall and base units with complementary worksurfaces, built in oven and induction hob with extractor over, space for washing machine and fridge freezer, one and a half stainless steel sink with mixer tap, double glazed wooden door leading out to the rear garden, vinyl flooring, spotlights to ceiling, two radiators and triple glazed window to the front elevation.

### DOWNSTAIRS CLOAKROOM

Low level flush w.c., wall mounted wash hand basin with tiled splashbacks, laminate flooring, extractor fan and radiator.

### FIRST FLOOR LANDING

6'0" x 6'2" (1.84m x 1.89m )

Providing access to two Bedrooms and Bathroom, smoke alarm to ceiling, triple glazed window to the front elevation.

### BEDROOM ONE

8'11" x 16'0" (2.74m x 4.89m )

Built in wardrobe, shelf, windows to the front and rear elevations and radiator.

### BEDROOM TWO

9'8" x 9'5" (2.97m x 2.88m )

Built in wardrobe, window to the rear elevation, loft access and radiator.

### BATHROOM

6'6" x 6'2" (2.00m x 1.88m )

Matching white suite comprising panel bath with electric shower over, pedestal wash hand basin, low level flush w.c., vinyl flooring, extractor fan to ceiling, window to the front elevation and radiator

### EXTERNALLY

The rear garden is laid to lawn with paving and mature borders with wooden tool shed and gate leading to the carport providing off street parking for one vehicle, whilst there is a further allocated parking space to the rear. The front of the property is laid to lawn with a path leading to the entrance door.

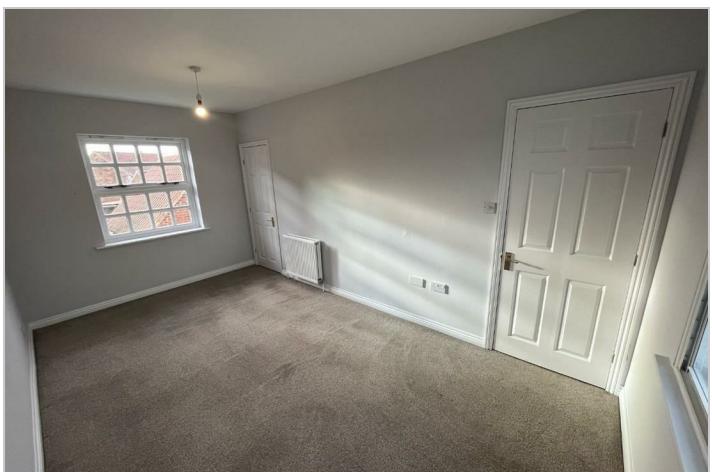
### COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

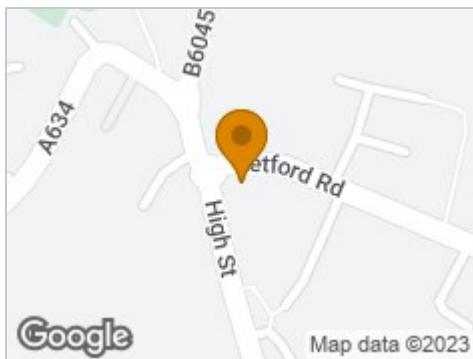
### TENURE - FREEHOLD

### AGENTS NOTE

We are advised there is a Management Charge of £250.00 which is split between the properties, Our vendor currently pays approximately £45.00 payable in October.



## Road Map



## Hybrid Map



## Terrain Map



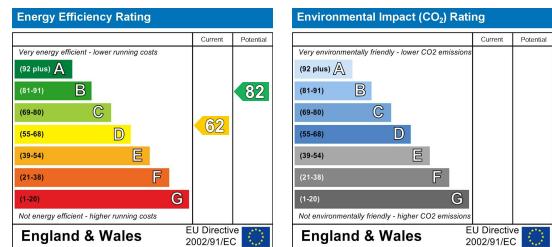
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.