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@ [alistair.harper@exp.uk.com](mailto:alistair.harper@exp.uk.com)

[alistairharper.exp.uk.com](http://alistairharper.exp.uk.com)

📞 07813 673 606



**2 Janaway Road,**  
Offers Over £260,000

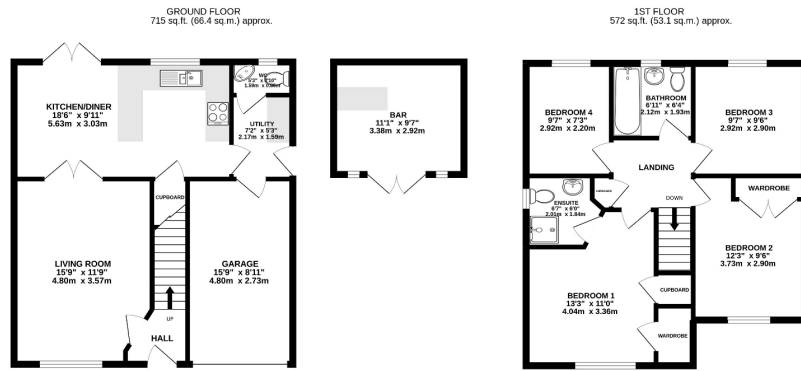
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- Please Quote Ref: AH0284 For All Enquiries
- Modern Family Bathroom & En-Suite Shower Room
- Generous Kitchen/Diner
- Sizeable Low Maintenance Rear Garden With Gated Access
- Two Car Driveway & Integral Garage
- Four Bedrooms (Two With Built-In Wardrobes)
- Large Front Aspect Living Room
- Utility Room & WC
- Garden Bar/Home Office (Available Through Separate Negotiation)
- Brilliant Location By Seafront

A beautifully presented family home located in the heart of one of Blyth's most recognised & sought after residential developments. With four spacious bedrooms (the two largest with built-in storage) a family bathroom & ensuite at first floor level along with loft hatch access to a large boarded area for all your storage needs. At ground floor level the space continues with a large front facing living room with double door access to the modern kitchen/dining room. From there you have patio door access to a fantastic low maintenance rear garden within which you have a garden bar ideal for entertaining that also makes for a perfect home office if the need was there. Further benefits include a utility room, a downstairs WC alongside the integrated garage and two car driveway.

If a spacious family home in South Blyth is what you're looking for, get in touch today, you won't be disappointed.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropac CS202

21/09/2022, 11:06 Energy performance certificate (EPC) - Flat in energy certificate - GUYEK

Energy performance certificate (EPC)		
2, January Road SOUTH BLYTH	Energy rating <b>C</b>	Valid until: 12 December 2027 Certificate number: 9278-1989-7303-9953-9989
Property type	Detached house	
Total floor area	100 square metres	

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance) [here](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance).

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/9278-1989-7303-9953-9989/print>

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