



Fourth Avenue Blyth

This Spacious Three bedroom semi located on this popular estate Blyth will make a fantastic family home. The property has been refurbished by the current owner with nothing to do except place your furniture, viewing is essential to appreciate this spacious well-presented property. Briefly comprising: Entrance hall, downstairs WC, lounge with log double doors to the rear garden, dining room and kitchen. There are three double bedrooms to the first floor all with fitted wardrobes. Externally to the front is a driveway providing off street parking and enclosed large South West facing garden to the rear perfect for those alfresco evenings. Situated close to local schools, town centre amenities and road transport links.

£115,000

ROOK
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SAYER

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Fourth Avenue

NE24 2SP

Entrance

Stairs to first floor landing with storage cupboard.

W.C

Low level WC, heated towel rail and double glazing.



Lounge: 17'2 x 11'9 (5.23 x 3.58m)

Double glazing doors to rear and radiator.

Dining Room: 9'3 x 6'8 (2.82 x 2.03m)

Double glazing and cupboard.

Kitchen: 7'2 x 6'8 (2.18 x 2.03m)

Double glazing to rear. Range of wall, floor and drawer units with work surfaces. Sink unit with mixer tap. Electric oven and hob. Space for fridge and plumbed for washing machine. Door to rear garden.



TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Council Tax Band: A

EPC Rating:

BL10097 /AJ /SG /07.07.2022 /V.1

Loft

Partially boarded.

Bedroom One: 13'9 x 9'0 (4.19 x 2.74m)

Double glazing, radiator and fitted wardrobes and drawers.

Bedroom Two: 10'2 x 7'4 (3.10 x 2.24m)

Minimum measurements excluding wardrobes

Double glazing, radiator and fitted wardrobes.

Bedroom Three: 10'3 x 8.7 (3.12 x 2.64m) Max measurements

Double glazing and radiator.

Bathroom

Double glazing, heated towel rail, shower over panelled bath, low level WC and wash hand basin. Tiling to walls.

Front Garden

Off street parking.

Rear Garden

South West facing, laid mainly to lawn.





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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