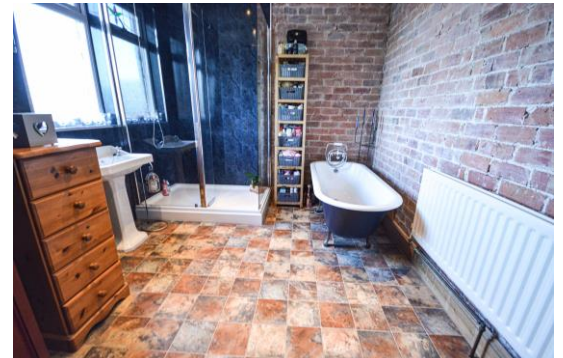# Carlton Avenue

Blyth

- Beautifully Presented Three Bed House

- Two Reception Rooms

- No Upper Chain

- Summer House / Bar

- South Facing Garden

£ 180,000

ROOK MATTHEWS SAYER

Carlton Avenue

NE24 4AP

Rare to the market this stunning, spacious, semi situated on the highly sought after Carlton Avenue, Newsham in Blyth. The property boasts a large corner plot and briefly comprises: Entrance porch, hallway, light and airy lounge with feature fireplace, dining room, conservatory with doors to garden and kitchen. To the first floor there are three good size bedrooms and a stunning large bathroom with free standing bath.

Externally the property has gardens to the front, side and a large south facing garden to the rear, perfect for those alfresco evenings. The property also has a summer house that is currently set up as a party bar with a lounge area. This fantastic family home is being offered with no upper chain and interest will be high call soon to arrange your viewing.

ENTRANCE

UPVC door into porch.

HALLWAY

Stairs to first floor and double radiator.

LOUNGE 15'98 x 11'97 (4.80m x 3.58m) Maximum measurements include recess

Double glazed window to the front, double radiator and gas fire.

DINING ROOM 15'14 x 12'68 (4.59m x 3.81m) Maximum measurements include recess.

Double glazed window, double radiator and coal fire.

KITCHEN 13'89 x 9'10 (4.17m x 2.77m)

Double glazed window to the rear and door to the side.

Fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces. Coordinating sink unit with mixer tap and tiled splash backs, space for cooker, fridge/freezer and plumbed for washer and dishwasher.

CONSERVATORY 13'31 x 9'10 (4.04m x 2.77m)

Dwarf wall with double glazed window and doors into rear garden.

BEDROOM ONE 14'89 x 11'83 (4.47m x 3.56m)

Double glazed window to the front, double radiator.

BEDROOM TWO 14'61 x 11'47 (4.42m x 3.45m)

Double glazed window to the rear, double radiator and built in cupboard.

BEDROOM THREE 10'65 x 7'15 (3.20m x 2.16m)

Double glazed window to the front and double radiator.

BATHROOM

Three piece suite comprising: free standing bath, walk in shower cubicle, wash hand basin and low level WC. Double glazed window, double radiator and spotlights.

FRONT GARDEN

Low maintenance garden with paved driveway.

REAR GARDEN

South facing, low maintenance garden laid mainly to lawn with patio area. Summer house with bar and lounge area, windows and patio doors.
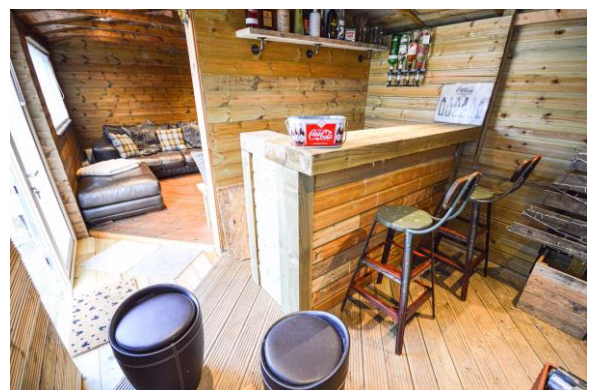
TENURE

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:B
EPC Rating:D

BL10546 /AJ /GH /19/4/23 /V.V1

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