



Barras Avenue Blyth

A Stunning extended four bedroom semi detached family home is offered for sale in the much sought after location of Barras Avenue, Blyth. The property has been designed and extended to a very high standard and offers modern day living accommodation whilst retaining many original features and characteristics that comes with older traditional properties. Briefly comprising: Entrance via porch, to reception hallway, lounge with feature fireplace and bay window to front elevation. Modern kitchen boasting granite work benches and many integral appliances with utility leading to ground floor w.c. and integral garage. An impressive, spacious dining room leading to an equally impressive conservatory which overlooks an extensive South backing rear garden. The first floor offers a master bedroom with fitted wardrobes and newly fitted en suite shower room . There are a further three good sized bedrooms and spacious newly fitted family bathroom . The property has been renovated and upgraded offering many high quality finishes including solid wooden flooring to lounge, dining room and hallway. To fully appreciate the high calibre of accommodation on offer the property must be viewed internally. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£250,000

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ENTRANCE PORCH

Double glazed entrance door, windows to front and sides, solid oak wood flooring.

RECEPTION HALL

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, telephone point, radiator, solid oak wood flooring.



LOUNGE 14' 7" (4.44m) x 12' 6" (3.81m)

Double glazed bay window to rear with leaded top lights, alcoves, telephone and television points, picture rail, coving to ceiling, radiator. Solid oak wood flooring.

DINING ROOM 15' 5" (4.7m) x 12' 5" (3.78m)

Alcoves, picture rail, coving to ceiling, feature log effect fireplace set in wall, solid oak wood flooring, radiator. Double glazed patio door to conservatory.

CONSERVATORY 11' 7" (3.53m) x 14' 2" (4.32m)

Double glazed windows to rear and sides, television and telephone point, tiled floor, radiator.



KITCHEN 7' 1" (2.16m) x 19' 11" (6.07m)

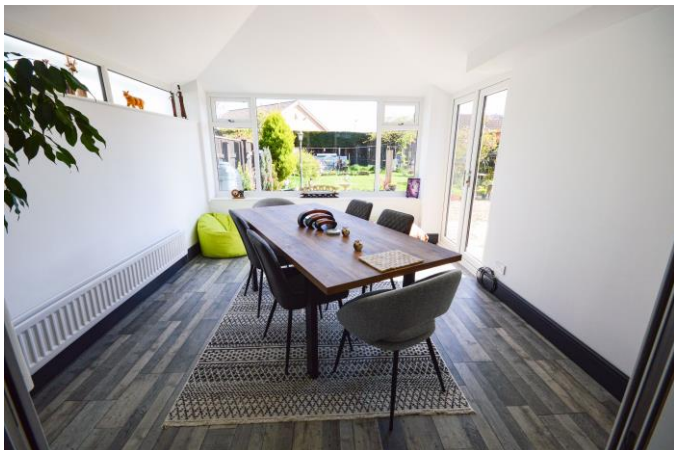
Fitted with a range of wall and base units, granite work surfaces, double Belfast sink, built in double oven, extractor hood, tiled floor, splash back, built in cupboard. Integral appliances – automatic washing machine, dishwasher, fridge, freezer. Double glazed window to side and rear.

UTILITY

Tiled floor, access to ground floor w.c., radiator, door to garage, double glazed door to rear.

DOWNSTAIRS CLOAKS/W.C.

Double glazed window to rear, low level w.c, pedestal wash hand basin set in vanity unit,, tiled floor.



FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12' 9" (3.89m) x 10' 5" (3.18m)

Double glazed window to front with leaded top lights, fitted bedroom furniture, laminate flooring, television point, radiator.

EN SUITE SHOWER ROOM 7' 6" (2.29m) x 6' 11" (2.11m)

Shower cubicle, low level w.c, hand basin set in vanity unit, tiled flooring, radiator, double glazed frosted window to front.

BEDROOM TWO 11' 2" (3.4m) x 9' 9" (2.97m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM THREE 9' 0" (2.74m) x 13' 11" (4.24m)

Double glazed window to front, radiator.

BEDROOM FOUR 11' 4" (3.45m) x 9' 0" (2.74m)

Double glazed window to rear, radiator.

BATHROOM/W.C .7' 10" (2.39m) x 7' 7" (2.31m)

White three piece suite comprising bath, wash hand basin, low level w.c, part tiled walls, tiled floor, heated towel rail, spotlights to ceiling, double glazed frosted window to rear.

FRONT GARDEN

Block paved with driveway to garage, walled boundaries and wrought iron gates.

REAR GARDEN

South Backing Laid mainly to lawn, flower, tree and shrub borders, fenced boundaries, decked area with feature spotlights.

GARAGE

Attached integral garage with remote control up and over door, cold water supply.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre Broadband

Mobile Signal Coverage Blackspot: NO

Parking: Driveway & Garage

MINING

The property is not to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

EPC RATING: D

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