



Barras Avenue West

Blyth

Nestled on a highly sought-after street, this stunning 1950s semi-detached bungalow exudes charm and elegance, having been substantially enhanced by its current owners. Upon entering, a spacious and welcoming hallway sets the tone for the beautifully designed interior. The lounge, bathed in natural light from its striking bay window, offers a cosy retreat with a charming log burner, perfect for relaxed evenings. At the heart of the home lies a fabulous, refitted white dining kitchen, seamlessly blending style and functionality with high-quality integrated appliances. French doors lead effortlessly to the exquisite rear garden, a private oasis thoughtfully upgraded to include luxurious AstroTurf and paving creating an idyllic setting for al fresco dining and outdoor entertaining. The property boasts two generously proportioned bedrooms, each offering a tranquil escape, while the splendid, recently refitted shower room adds a touch of contemporary sophistication. Practicality meets convenience with direct access to the garage from the main house, while off-street parking at the front ensures ease of living. This exceptional home perfectly balances period charm with modern enhancements, making it an irresistible opportunity in an enviable location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£200,000

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ENTRANCE

Double glazed entrance door

ENTRANCE HALLWAY

Impressive hallway with wood effect, laminate flooring, radiator, door

LOUNGE 14'9 x 11'3 (4.50m x 3.43m) maximum measurements into bay window

Double glazed bay window to front, log burner, coving to ceiling, wood effect laminate flooring, radiator



KITCHN/DINER 19'7 x 9'5 (5.97m x 2.87m)

Fabulous re-fitted white panelled kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, induction hob, stainless steel cooker hood, tiled splash backs, wood effect flooring, radiator double glazed French doors to the rear garden, plumbed for automatic washing machine, breakfast bar, door into garage

BEDROOM ONE 11'2 x 11'3 (3.40m x 3.43m)

Radiator, double glazed window to front, fitted wardrobes

BEDROOM TWO 10'4 x 8'0 (3.15m x 2.44m)

Radiator, double glazed window to rear, coving to ceiling, fitted wardrobes



SHOWER ROOM/WC

Gorgeous re-fitted shower room comprising: Walk in shower, wash hand basin in vanity unit, low level WC, tiled flooring, tiled walls, double glazed frosted window to side, heated towel rail, loft access with ladder, power and lighting

FRONT GARDEN

Block paved, driveway leading to garage

REAR GARDEN

Low maintenance garden, artificial lawn, additional patio area, double glazed door from the garden area into the garage



GARAGE

Single, housing washing machine and dryer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas and log burner

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

- This property has accessibility:
- Wet room to ground floor
 - Wide doorways

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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