



## Avondale Avenue

Blyth

This stunning fully refurbished home on Avondale Avenue in Bebside offers an exceptional opportunity for comfortable and convenient living. Ideally located for easy access to A189 road links, local schools, and everyday amenities, the property is perfect for a range of buyers. Inside, the accommodation briefly comprises a welcoming entrance hall, a spacious lounge and dining area, and a modern kitchen. Upstairs, there are two generously sized double bedrooms and a contemporary family bathroom. Externally, the home benefits from a front garden with a driveway providing off-street parking, while the rear features a private, low-maintenance garden with a sunny aspect and a handy shed for storage. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**£110,000**

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# Avondale Avenue Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

## LOUNGE 17'92 (5.41) X 9'46 (2.84) maximum measurements into recess

Two double glazed windows to front, single radiator, fire surround with electric fire, inset and hearth, coving to ceiling



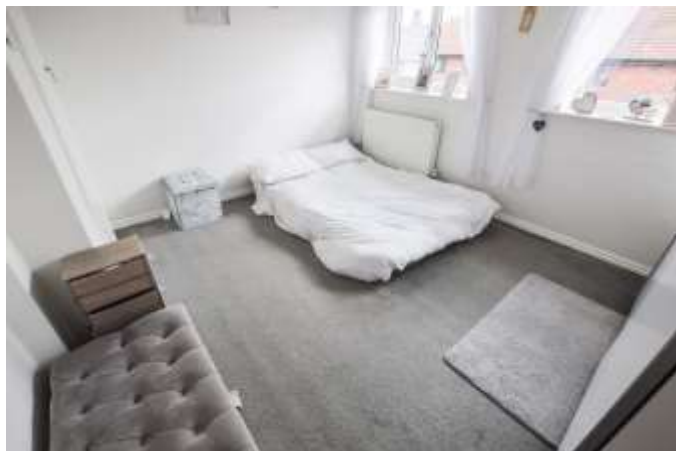
## KITCHEN 11'47 (3.45) X 8'07 (2.44)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, integrated fridge/freezer and microwave, plumbed for washing machine, storage cupboard, double glazed door to rear garden

## FIRST FLOOR LANDING

## BEDROOM ONE 11'98 (3.58) X 10'37 (3.12) maximum measurements into recess

Double glazed window to front, single radiator, built in cupboard, loft access: pull down ladders, boarded



## BEDROOM TWO 12'57 (3.78) X 9'88 (2.95) maximum measurements into recess

Double glazed window to rear, single radiator, fitted wardrobes, built in cupboard

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin set in vanity unit, low level WC, double glazed window to side, heated towel rail, tiling to walls

## FRONT GARDEN

Low maintenance garden, off street parking

## REAR GARDEN

Laid mainly to lawn, patio area, garden shed

## OUTHOUSE

## PRIMARY SERVICES SUPPLY

Electricity: Main

Water: Main

Sewerage: Main

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway and on street parking



### **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.

### **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: D**

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**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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