



Kingsdale Avenue | Blyth | NE24 4GQ

£160,000



Semi Detached Bungalow

Two Bedrooms

Garage And Off Street

Sought After Estate

No Upper Chain

Summer House In Rear Garden

ROOK
MATTHEWS
SAYER

Discover a truly charming bungalow that effortlessly combines timeless appeal with modern living, set within the peaceful surroundings of Kingsdale Avenue in Blyth's sought-after Tynedale Estate. Behind its inviting façade lies a welcoming hallway that leads to a generous lounge, filled with natural light and perfect for relaxing or entertaining. The stylish kitchen diner is both functional and elegant, providing a wonderful space for cooking and dining. A charming lean-to adds versatility, ideal as a sunroom or additional seating area. Two well-proportioned bedrooms. With an extra room going off Bedroom Two which could easily be used as an office offer restful retreats, while a contemporary shower room adds a touch of modern luxury. Externally, the property boasts a garage and the rare benefit of two off-street parking spaces, all set within a peaceful residential setting that's just moments from local amenities, transport links, and scenic coastal walks. A delightful home in an enviable location.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator, storage cupboard, loft access

LOUNGE 13'53 (4.09) X 11'44 (3.45) maximum measurements into recess

Double glazed window to front, double radiator, fire surround with electric fire inset and hearth

KITCHEN 10'87 (3.25) X 10'48 (3.15)

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, space for cooker, space for fridge/freezer, plumbed for washing machine

LEAN-TO 5'7 (1.52) X 9'54 (2.87)

BEDROOM ONE 11'50 (3.48) X 9'35 (2.82)

Double glazed window to front, single radiator, fitted wardrobes

BEDROOM TWO 10'93 (3.28) X 8'20 (2.48)

Double glazed window to rear, double radiator

DRESSING ROOM 7'96 (2.36) X 7'28 (2.18)

Double glazed window to rear

SHOWER ROOM

3 piece suite comprising: Shower cubicle, pedestal wash hand basin, low level WC, double glazed window to rear, heated towel rail

FRONT GARDEN

Laid mainly to lawn, driveway leading to garage

REAR GARDEN

Laid mainly to lawn, patio area, access to front, summer house

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

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: TBC

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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.