



Wettondale Avenue | Blyth | NE24 4EA

**£170,000**

Welcome to this stunning, fully refurbished three-bedroom semi-detached home, perfectly positioned on the highly sought-after Wettondale in Blyth. Tucked away in a peaceful cul-de-sac, this property offers a rare combination of stylish interiors and a tranquil setting, ideal for families or those looking to settle into a quiet neighbourhood with excellent amenities close by. Step inside through the welcoming porch and into the beautifully presented lounge, which flows effortlessly into the dining area—creating a spacious, light-filled environment perfect for both relaxing and entertaining. The modern kitchen is sleek and functional, thoughtfully designed with both style and practicality in mind. Originally a garage, the space has been cleverly converted into a versatile storage area, now also housing a convenient utility zone and a downstairs W.C., adding valuable functionality to the home. Upstairs, you'll find three well-proportioned bedrooms, each finished to an exceptional standard, and a stunning family bathroom complete with a luxurious suite. To the rear, the gorgeous garden offers a private oasis for outdoor dining, play, or simply enjoying the sunshine. The front of the property boasts ample off-street parking for two to three cars, making coming home as convenient as it is inviting. This immaculate home blends modern living with everyday comfort in a location that's both peaceful and well-connected. It's an absolute must-see. 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.

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**Semi Detached House**

**Three Bedrooms**

**Fully Refurbished**

**Garage changed to Storage, Utility Area and WC**

**Large Rear Garden**

**Cul-De-Sac**

**For any more information regarding the property please contact us today**

#### ENTRANCE PORCH

Double glazed lead stained feature entrance door to front, double glazed patio door to lounge, radiator

LOUNGE 11'67 (3.51) x 16'24 (4.93) minimum measurements excluding recess

Double glazed window to front, stairs to first floor, marble inset and hearth, electric fire with stone effect surround, stone hearth, staircase to first floor, under stairs cupboard, television points, double radiator, open to dining room

DINING ROOM 10'62 (3.20) x 8'58 (2.57)

Double radiator, double glazed French doors to rear

KITCHEN 8'95 (2.67) x 10'59 (3.18)

Fitted with a range of wall and base units, work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric oven and hob, extractor hood, space for fridge freezer, double radiator, double glazed window to rear, door to utility

#### FIRST FLOOR LANDING

Access to roof space, double glazed window to side

BEDROOM ONE 11'70 (3.53) x 9'85 (2.95) minimum measurements excluding recess

Double glazed window to front, fitted wardrobes, radiator

BEDROOM TWO 11'75 (3.53) x 10'71 (3.22) minimum measurements excluding recess

Double glazed window to rear, sky television point, radiator

BEDROOM THREE 8'68 (2.59) x 7'70 (2.31)

Double glazed window to front, Sky television point, radiator

#### BATHROOM/WC

Three piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, double glazed frosted window to rear, tiling to floor and walls

#### FRONT GARDEN

Block paved, low maintenance, double width driveway.

#### REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, planted borders, garden shed, gated access to front, external water supply, outside power

#### GARAGE

UTILITY 6'9 (2.06) x 6'91 (2.06) minimum measurements excluding recess

Space for washing machine, wall mounted combi boiler, door to garage, double glazed door to rear, double radiator

#### CLOAKS/WC

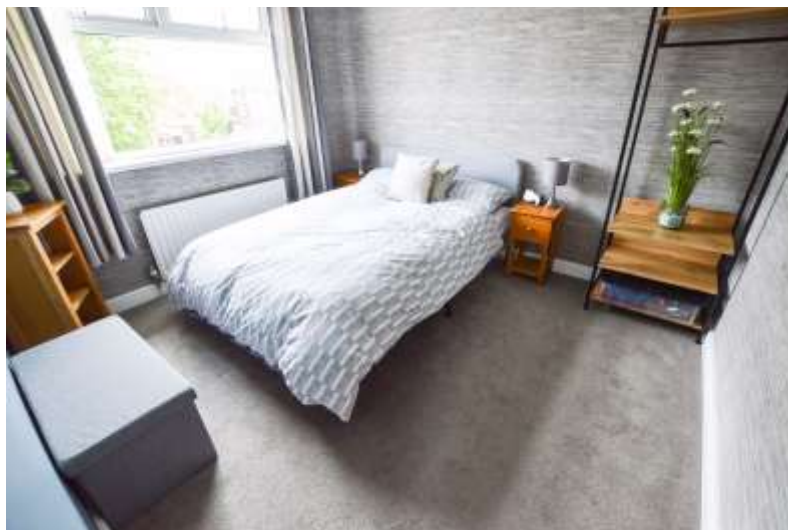
Low level WC, hand wash basin set in vanity unit, heated towel rail, double glazed window

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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