



Carlton Avenue | Blyth | NE24 4AP

£160,000

ROOK
MATTHEWS
SAYER

**3****2****1****Semi Detached House****South Facing Garden****Log Burner****Gas Heating & Double Glazed****Three Bedrooms****Double Width Garage****Close to Train Station****Two Reception Rooms**

For any more information regarding the property please contact us today

Ideally situated just a short walk from the newly opened train station, this beautifully presented three-bedroom semi-detached home enjoys a highly sought-after position on the well-regarded Carlton Avenue—an address celebrated for its peaceful atmosphere and excellent access to local amenities.

Step inside and you'll be welcomed by a bright, spacious entrance hall that leads into a well-proportioned ground floor. The inviting lounge is bathed in natural light, offering the perfect place to relax or entertain. A separate dining room provides a formal yet versatile space for family meals or social gatherings, while the well-appointed kitchen features ample storage, contemporary finishes, and everything needed for modern living.

Upstairs, the home continues to impress with three comfortable bedrooms—each thoughtfully laid out to maximize space and light. A modern family bathroom, complete with WC, serves the upper level and is presented in neutral tones to suit any style.

Outside, a generous south-facing rear garden offers a true retreat—perfect for al fresco dining, family fun, or simply soaking up the sun. The space is well-maintained and versatile, with plenty of room for outdoor living or future enhancements. To the rear of the property is a rare and valuable double-width garage, providing secure off-street parking and additional storage.

The location is a major highlight: with the new train station just minutes away on foot, commuting to nearby towns or city centers is seamless. Local shops, schools, cafés, and green spaces are all within easy reach, making this a perfect base for both convenience and quality of life.

A rare chance to acquire a superb home in one of Blyth's most desirable residential areas. Whether you're looking to settle down, upsize, or invest, this property offers a lifestyle that blends comfort, practicality, and connectivity.

Viewing is highly recommended.

Contact us today on 01670 352900 or email

Blyth@rmsestateagents.co.uk to arrange your viewing appointment.

ENTRANCE : UPVC door

ENTRANCE HALLWAY: Single radiator, stairs to first floor,

LOUNGE 12.64 (3.85) x 11.74 (3.57) maximum measurements into recess
Double glazed Bay window to front. Log burner, single radiator

DINING ROOM 15.98 (4.87) x 11.41(3.47) maximum measurements into recess
Double glazed window to side and doors to the rear garden, single radiator

KITCHEN 9.46 (2.88) x7.46(2.27) Double glazed window to rear, door to rear garden, range of wall and floor units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer mixer tap, tiled splash backs, electric hob and oven, space for fridge

FIRST FLOOR LANDING: Double glazed window to side with loft access.
Loft partially boarded with pull down ladders

BEDROOM ONE 13.48(4.10) X 9.33(2.84) Double glazed window to front, single radiator, storage cupboard and fitted wardrobes, coving to ceiling

BEDROOM TWO 10.04(3.06) x8.85(2.69) Double glazed window to front, single radiator, coving to ceiling, built in cupboard

BEDROOM THREE 10.12(3.08) X6.14(1.87) Double glazed window to front and single radiator

BATHROOM Four- piece suite comprising, freestanding bath, wash basin set in vanity unit, low level w.c, double glazed window to rear, heated towel rail, part tiling to walls, tiled floor

FRONT GARDEN: Laid mainly to lawn

REAR GARDEN: Laid mainly to lawn, south facing, Pergola and Greenhouse

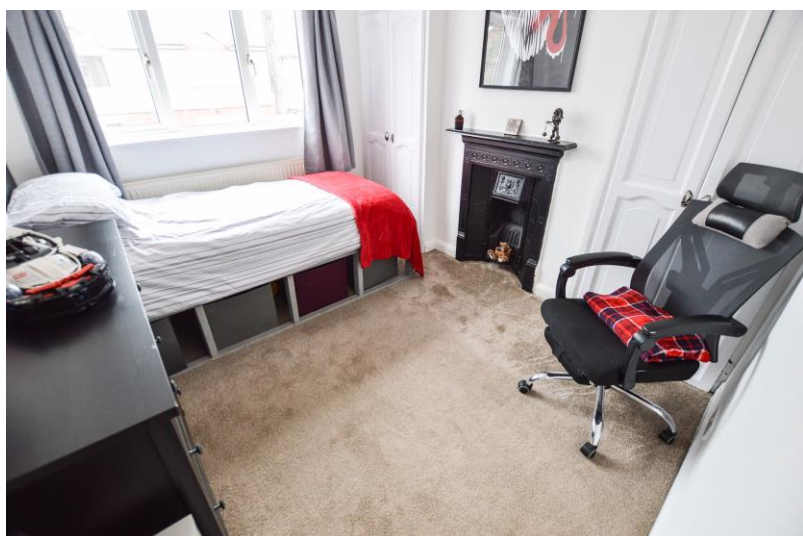
GARAGE

Double width garage to rear UPVC door

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Double Width Garage

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.

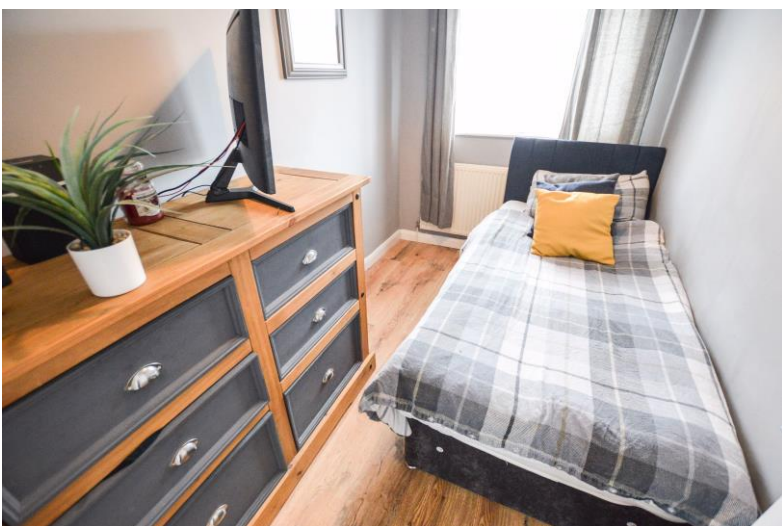
TENURE

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: E

BL00011707/AJ/AJ/1/08/2025.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 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



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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