



Bates Avenue | Blyth | NE24 5TQ

£145,000

ROOK
MATTHEWS
SAYER



3x



1x



1x

Semi Detached House

Three Bedrooms

Gas Heating & Double Glazed

Downstairs W.C

Garage & Driveway

South Facing Rear Garden

For any more information regarding the property please contact us today

Set within a modern and highly regarded development just off the start of Cowpen Road, this immaculately presented three-bedroom semi-detached home offers stylish living in a superbly convenient location.

Ideally situated close to local amenities, schools, and excellent transport links, this property is perfect for families and professionals seeking both comfort and connectivity. Upon entering, you're welcomed by a bright and inviting entrance hallway, leading to a splendid open-plan dining kitchen — the heart of the home — perfect for both casual family meals and stylish entertaining.

A convenient downstairs cloakroom/WC adds to the practicality of the layout. To the rear, a generously proportioned lounge with French doors opens seamlessly onto the delightful South-facing garden, offering a tranquil retreat and ideal setting for outdoor living.

Upstairs, the property boasts three well-sized bedrooms and a luxuriously appointed modern bathroom suite, finished to a high standard. Externally, the home enjoys a private, enclosed rear garden with a sunny aspect, a generous driveway to the front, and the added benefit of a garage for secure parking or additional storage.

This is a home that offers both comfort and style — early viewing is highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE: UPVC entrance door

DOWNSTAIRS CLOAKS/ W.C:

Low level w.c, wash hand basin.

LOUNGE: (rear) 13'59 x 10'81 (4.09m x 3.25m)

Double glazed window to rear with double glazed doors to rear, double radiator.

DINING KITCHEN: (front) Double glazed window to front, fitted with a range of wall, floor and drawers units with roll top work surfaces, stainless steel with sink and drainer unit and mixer tap, tiled splashbacks, built in electric oven with gas hob, space for fridge freezer, plumbed for washing machine, double radiator.

STAIRS TO FIRST FLOOR:

BEDROOM ONE: (front) 13'63 x 8'23 (4.12m x 2.48m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO: (rear) 12'52 x 7'19 (3.78m x 2.16m) Double glazed window to rear, radiator

BEDROOM THREE: (rear) 9'16 x 6'13 (2.77m x 1.85m)

Double glazed window to rear, radiator.

BATHROOM: White suite comprising panelled bath with shower over, low level w.c, wash hand basin, part tiled walls.

FRONT GARDEN: Low maintenance garden to front, paved path to door, driveway leading to garage.

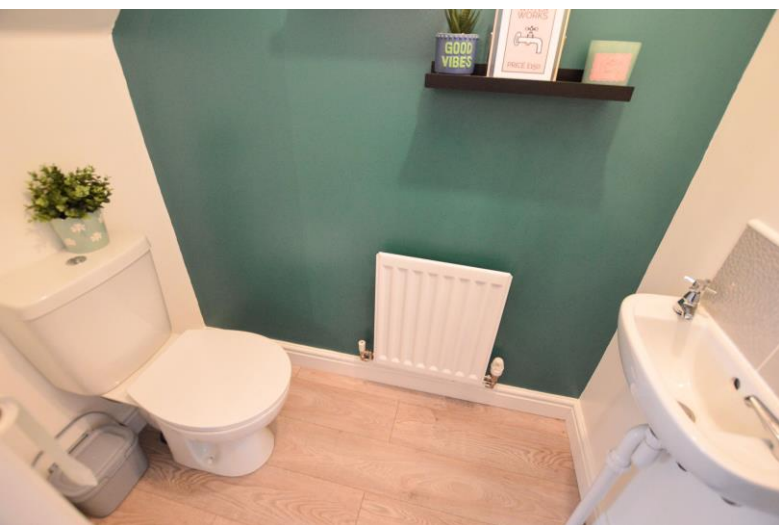
REAR GARDEN: Mainly laid to lawn, fenced boundaries, south facing.

GARAGE: Single attached garage

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

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.

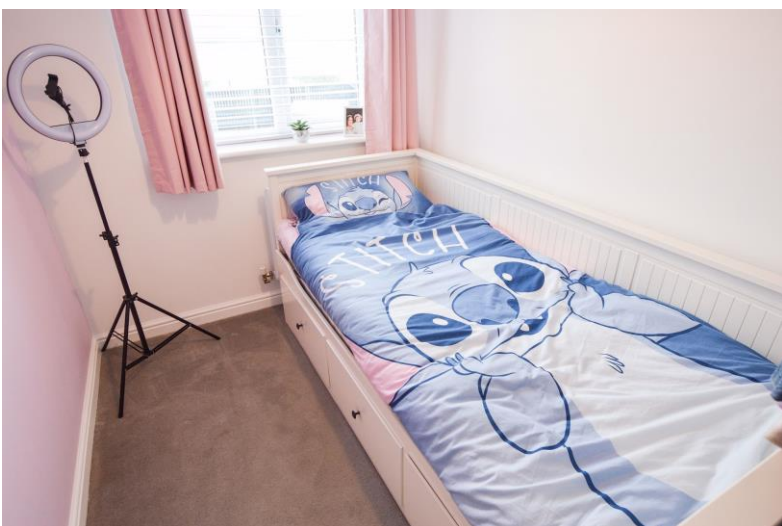
TENURE

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: B

BL00011456.AJ.MW.070825.V.1



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	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.



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.

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

