



Twentieth Avenue | Blyth | NE24 2UB

Guide Price £72,500



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ROOK
MATTHEWS
SAYER

Semi Detached House

Three Bedrooms

Large Rear Gardens/ Driveway

No Upper Chain

Gas Heating & Double Glazed

Two Reception Rooms

Online Auction – 30th October

Call to Register!!!

For any more information regarding the property please contact us today

ENTRANCE PORCH: UPVC entrance door.

ENTRANCE HALLWAY: Stairs to first floor landing.

LOUNGE: (front): 11'74 x 11.95 (3.57m x 3.65m)
Double glazed window, built in storage cupboard, radiator, coving to ceiling

DINING ROOM: (rear): 7'67 x 7'88 (2.33m x 2.40m)
Double glazed window, radiator.

KITCHEN: (rear): 8'11 x 7'04 (2.47m x 2.14m)
Double glazed window, single radiator. Fitted with a range of wall, floor and drawers units with roll top work surfaces, stainless steel sink and drainer unit with mixer taps, space for cooker.

BATHROOM (Downstairs)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, heated towel rail, double glazed frosted window to side.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE (front) 12'28 x 9'90 (3.74m x 3.01m)
Double glazed window, single radiator.

BEDROOM TWO: (rear): 10'34 x 8'51 (3.15m x 2.59m) Min. measurements excluding recess.
Double glazed window, radiator

BEDROOM THREE: (rear): 6'50 x 7'25 (2.07 x 2.20m)
Double glazed window, loft access.

FRONT GARDEN:

Low maintenance garden, walled boundaries, off street parking

REAR GARDEN:

Fenced boundaries, low maintenance

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Off 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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



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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