



Newlands Avenue | Blyth | NE24 2QN

£110,000



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ROOK
MATTHEWS
SAYER

Three Double Bedroom Semi

No Upper Chain

Garage and Off Street Parking

In Need Of Modernisation

Front, Side and Rear Garden

Gas Heating

Utility Room

**Mains Water, Sewage and
Electricity**

For any more information regarding the property please contact us today

Offering tremendous scope for improvement and excellent potential, this three double bedroom semi-detached home on Newlands Avenue in Blyth is ideal for families looking to create their dream home or investors seeking a property with strong future value. With space, character, and a versatile layout, this property provides a fantastic opportunity to modernize and add personal touches throughout.

The home features a bright and welcoming lounge, perfect for relaxing evenings with the family or entertaining guests. The spacious kitchen/diner offers a practical and flexible space for family meals, socializing, or working from home, and is complemented by a useful utility room, providing additional convenience for day-to-day living.

Upstairs, there are three well-proportioned double bedrooms, providing plenty of space for children, guests, or even a dedicated home office.

The family bathroom and separate W.C. ensure comfort and convenience for busy households. Externally, the property benefits from a garage and off-street parking, alongside front, side, and rear gardens, offering ample space for children to play safely, for gardening, or for outdoor entertaining during the warmer months.

The gardens provide scope to create a beautiful, private outdoor area that complements the property's interior. With no upper chain, this home allows for a smooth and straightforward purchase, making it an attractive option for families looking to move quickly or investors seeking a property with excellent potential in a sought-after location. Positioned close to local schools, amenities, and transport links, it offers both convenience and long-term growth potential, making it a truly compelling opportunity.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: door to:

ENTRANCE HALLWAY: stairs to first floor landing

LOUNGE: (front): 11'95 x 11'72, (3.64m x 3.57m), double glazed window to front, and double radiator.

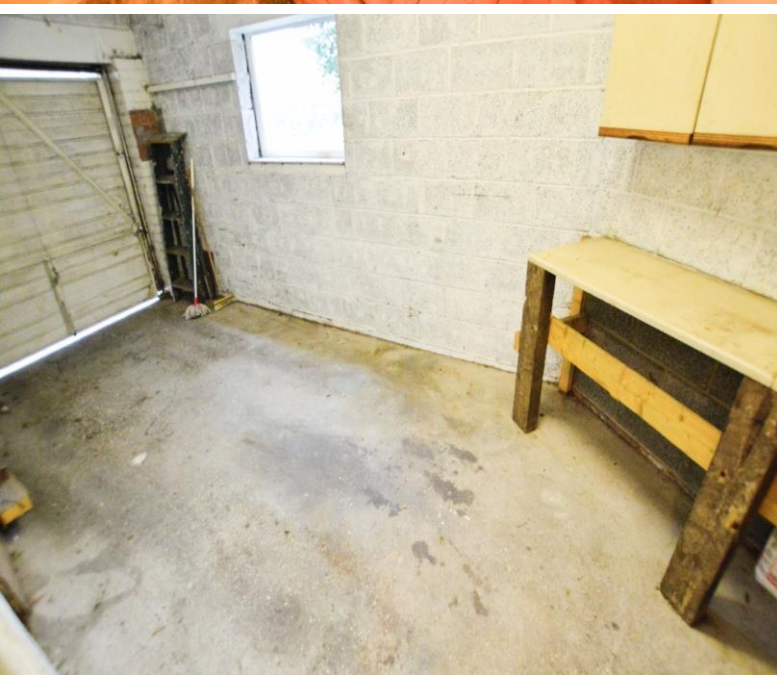
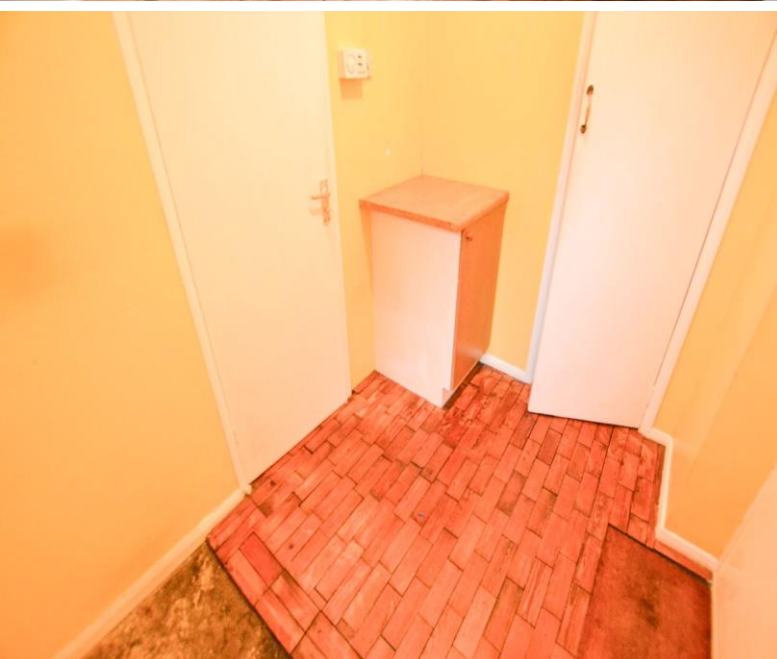
KITCHEN: (rear): 14'08 x 10'75, (4.29m x 3.27m), double glazed window to rear, double radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs and space for cooker.

UTILITY ROOM: (rear): 5'45 x 8'07, (1.66m x 2.45m), double glazed window to rear, pace for fridge freezer and plumbed area for washing machine as well as storage cupboard.

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FIRST FLOOR LANDING AREA: double glazed window to front, built in storage cupboard and loft access.

FAMILY BATHROOM: double glazed window to rear, corner bath, hand basin, single radiator as well as part tiling to walls.

BEDROOM ONE: (front): 8'45 x 10'78, (2.57m x 3.28m), double glazed window to front, single radiator, and fitted wardrobes.

BEDROOM TWO: (front): 9'83 x 8'45, (2.99m x 2.57m), double glazed window to front, and single radiator.

BEDROOM THREE: (rear): 10'24 x 8'48, (3.12m x 2.28m), double glazed window to rear, and single radiator.

LOFT: pull down ladders as well as lighting

EXTERNALLY: to the front there is off street parking and to the rear there is a small rear garden, as well as this the property also has a single garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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: C

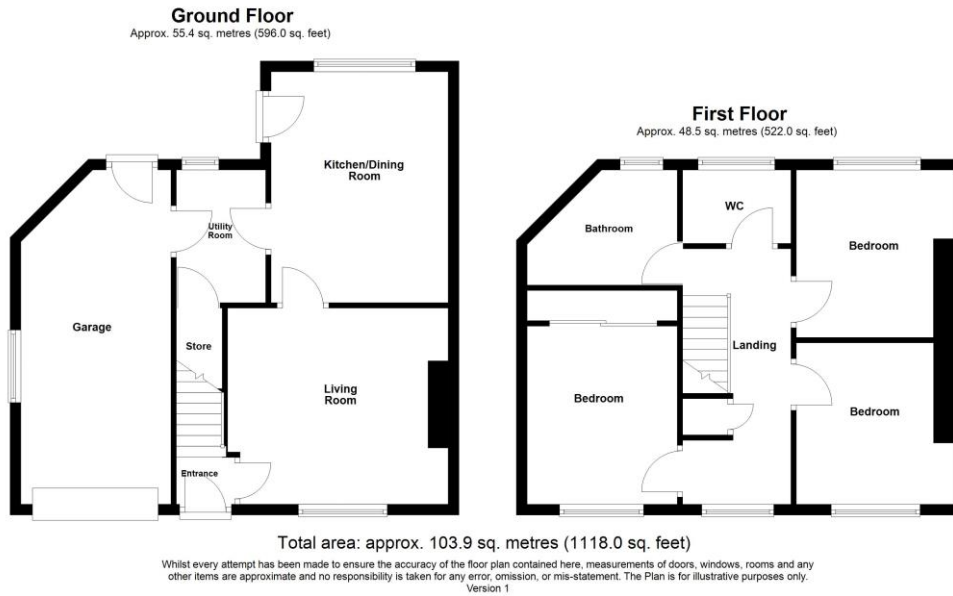
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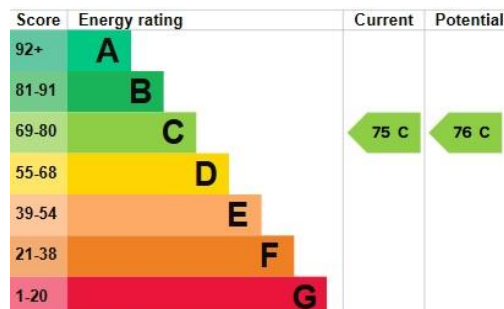
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Plan produced using PlanUp.

FLOORPLAN



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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