



Bates Avenue | Blyth | NE24 5TQ

**£180,000**



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ROOK  
MATTHEWS  
SAYER

**Gorgeous Three Bedroom  
Detached**

**Freehold, Council Tax Band C, Epc  
Rating B**

**Downstairs W.C and En Suite**

**Mains Water, Sewage and  
Electricity**

**Garage and Off Street Parking**

**Popular Estate near Local Schools**

**Close To Shops and Transport  
Links**

**Gas Heating, Fibre to Premises  
Broadband**

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

Prepare to be impressed by this superb three-bedroom detached property, offering space, quality and an unbeatable location. Thoughtfully designed with family living in mind, this spacious home sits on a generous plot and is perfectly positioned close to local amenities, well-regarded schools and convenient bus routes—making everyday life both easy and enjoyable. From the moment you step into the welcoming entrance hallway, you'll appreciate the sense of space and warmth this home provides. The heart of the property is the splendid dining kitchen, a fantastic family hub with plenty of room for mealtimes, homework, or social gatherings. French doors open directly onto the rear garden, creating a seamless indoor–outdoor flow ideal for children to play or for summer entertaining. A downstairs cloakroom/WC adds practicality for busy family routines, while the bright, airy lounge offers the perfect spot for relaxing together at the end of the day. Upstairs, you'll find three generous bedrooms, thoughtfully arranged to suit a growing family. The master bedroom features a private en-suite, offering parents their own peaceful retreat, while the remaining bedrooms provide excellent flexibility for children, guests or a home office. The modern family bathroom is beautifully finished, providing a comfortable and stylish space for the whole household. Outside, the property continues to impress. The front garden, garage and off-street parking offer convenience and practicality, while the good-sized enclosed rear garden provides a safe and secure space for children to run, play and explore. It's also a wonderful setting for family barbecues, gardening or simply unwinding in the fresh air. This home truly combines comfort, functionality and modern living—making it the perfect setting for family life.

**PROPERTY DESCRIPTION:**

**ENTRANCE:** Composite entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing, single radiator and double glazed window to side.

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, hand basin and single radiator.

**LOUNGE:** (front): 15'24 x 10'19, (4.64m x 3.10m), double glazed window to front, double radiator, and built in storage cupboard.

**KITCHEN:** (rear): 13'47 x 7'80, (4.10m x 2.37m), double glazed window to rear, double radiator, and range of wall, floor and drawer units with coordinating roll edge work surfaces. Coordinating sink unit and drainer with mixer tap, electric fan assisted oven. Gas hob with extractor fan above, integrated fridge freezer doors to rear garden and access to garage.

**T: 01670 352900**

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**FIRST FLOOR LANDING AREA:** loft access

**LOFT:** pull down ladders

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, low level WC, double glazed window to rear, single radiator and part tiling to walls.

**BEDROOM ONE:** (rear): 13'1 x 9'21, (3.97m x 2.80m), double glazed window to front and double radiator.

**EN-SUITE SHOWER ROOM:** double glazed window to rear, low level WC, hand basin, single radiator, shower cubicle, and part tiling to walls.

**BEDROOM TWO:** (front): 13'53 x 11'32, (4.12m x 3.45m), double glazed window to front and single radiator.

**BEDROOM THREE:** (front): 11'70 x 6'77, (3.56m x 2.06m), single radiator.

**EXTERNALLY:** to the rear is laid mainly to lawn, patio area, garden shed, there is also a single garage to the front.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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.

#### BUILDING WORKS

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

Outstanding building works at the property: No

#### RISKS

Flooding in last 5 years: Yes

Any flood defenses at the property: Yes

#### 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

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer

**COUNCIL TAX BAND:** C

**EPC RATING:** B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## EPC RATING

**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.

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