



Sixth Avenue | Blyth | NE24 2ST

**£38,000**



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MATTHEWS  
SAYER

## Three Bedroom House, In Need of Refurbishment

No Upper Chain

Downstairs W.C

Freehold, Council Tax Band A

Front and Rear Gardens With Off  
Street Parking

For any more information regarding the property please contact us today

This fantastic development opportunity Situated in the sought-after residential area of Blyth, this three-bedroom semi-detached property presents an excellent opportunity for those looking to put their own stamp on a home. In need of modernization throughout, the property offers a generous layout, good-sized gardens to the front and rear, and the added benefit of off-street parking making it a perfect project for first-time buyers, investors, or families wanting to create a home tailored to their own taste. Upon entering the property, you are welcomed into a spacious hallway the separate kitchen, located to the rear, offers potential for a modern upgrade and direct access to the rear garden. Completing the ground floor is a family bathroom and a separate W.C., ideal for busy households and offering flexibility for future redesign. Upstairs, the property boasts three well-proportioned bedrooms, all of which enjoy natural light and offer space for beds, wardrobes, and other furnishings. With some updating, these rooms could easily be transformed into stylish and comfortable sleeping areas or even a home office or hobby room and bathroom w.c externally, the property benefits from a lawned front garden and a private rear garden with ample potential for landscaping or outdoor entertaining space. The off-street parking to the front adds to the convenience of this home, making it suitable for those with one or more vehicles. With its solid structure, desirable location, and excellent potential, this property represents a great investment for buyers looking to add value through refurbishment. Early viewing is recommended to fully appreciate the space and possibilities on offer.

### PROPERTY DESCRIPTION:

**ENTRANCE:** Wooden Door

**ENTRANCE HALLWAY** double radiator

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, hand basin, and double glazed window.

**LOUNGE:** (rear): 17'29 x 11'86, (5.25m x 3.61m), double glazed window to rear, and single radiator.

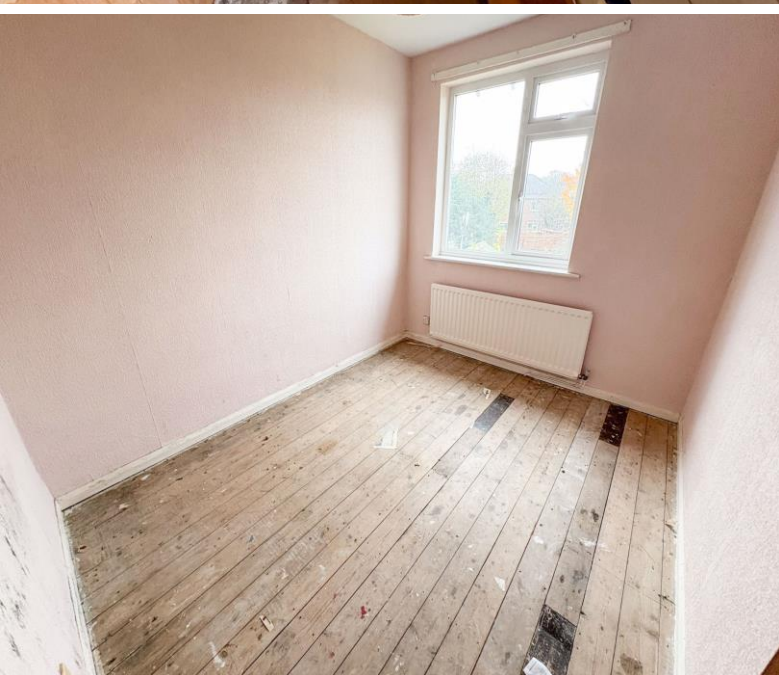
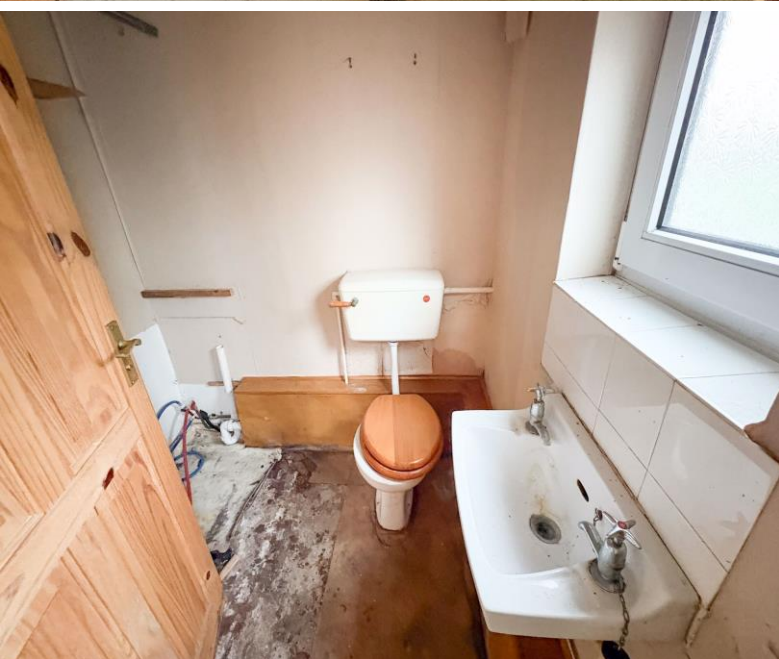
**KITCHEN:** (rear & side): 6'67 x 20'24, (2.12m x 6.16m), double glazed window to rear and side, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap.

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**FIRST FLOOR LANDING AREA:** double glazed window to side and loft access

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, hand basin, shower cubicle, double glazed window to side and single radiator.

**BEDROOM ONE:** (rear): 14'12 x 10'32, (4.30m x 3.14m), double glazed window to rear, and single radiator.

**BEDROOM TWO:** (front): 16'33 x 9'53, (4.97m x 2.90m), double glazed window to front and single radiator

**BEDROOM THREE:** (rear): 8'74 x 10'44, (3.18m x 2.66m), double glazed window to rear and single radiator.

**EXTERNALLY:** to the front of the property there are bushes and shrubs as well as one off street parking space.

#### **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

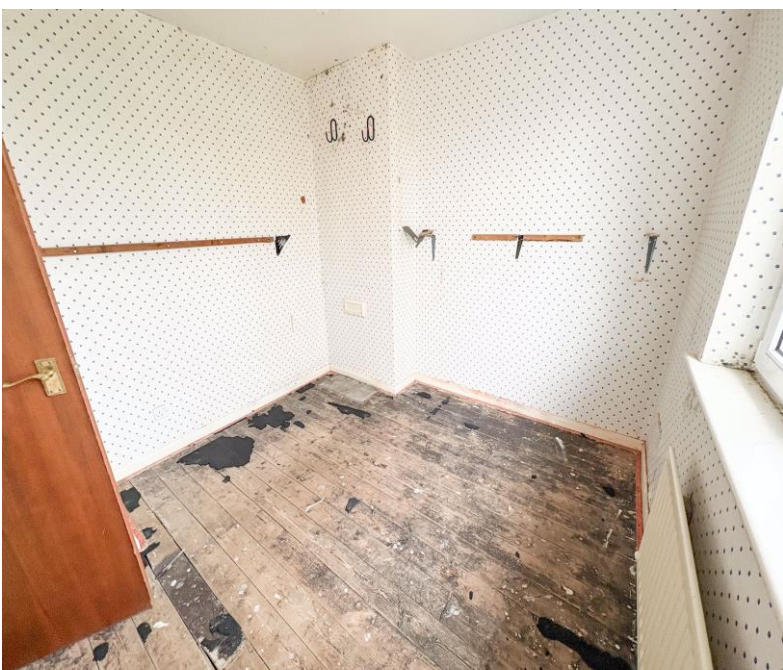
#### **TENURE**

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: TBC**

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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" 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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