



Fenwick Avenue | Blyth | NE24 3LN

**£200,000**

Set on a substantial corner plot in the desirable Fenwick Avenue, this three-bedroom semi-detached property offers generous and well-balanced accommodation that is perfectly suited to modern family living. Enjoying a pleasant position with ample outdoor space, the home provides a welcoming environment ideal for growing families looking for both comfort and practicality. The location is particularly appealing, offering a popular residential setting with a strong sense of community while remaining conveniently placed for local amenities, schools, and transport links. The property briefly comprises an entrance hall leading to a spacious lounge featuring a bay window that allows for plenty of natural light. To the rear is a fantastic newly fitted kitchen diner, ideal for family meals and entertaining, with the added benefit of a utility area and a convenient downstairs WC( without building approval ) To the first floor there are three good-sized bedrooms, providing flexible accommodation for family members or home working, along with a family bathroom and a separate WC. Externally, the property boasts front, side, and rear gardens, offering excellent outdoor space for children to play or for relaxing and entertaining. Off-street parking is available, and the former garage has been converted to provide useful storage space. This is a wonderful opportunity to acquire a well-located family home in a highly regarded area. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Large Corner Plot Semi  
Detached**

**Gardens to Three Sides and Off  
Street Parking**

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

**Downstairs WC (Without Building  
Regulations) and Utility Area**

**Close To Shops and Transport  
Links**

**Mains Water, Sewage and  
Electricity**

**Gas Heating, Cable Broadband**

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

#### **PROPERTY DESCRIPTION:**

**Entrance-** UPVC Entrance Door

**Lounge: 12'2 x 14'6 (3.71 x 4.42m) Into Bay Window**  
Double glazing and double radiator.

**Kitchen/Diner: 10'6 x 25'8 (3.20 x 7.82m) Max  
Measurements**  
Double glazing, single radiator, and double radiator. Range  
of wall, floor and drawer units with work surfaces. Sink  
unit with mixer tap and tiled splash backs. Space  
for cooker and fridge/freezer. Boiler. Laminate flooring.

**FIRST FLOOR LANDING AREA:** double glazed window,  
large loft access, we understand that the loft is partially  
boarded for storage purposes, door to:

#### **Bathroom**

Shower over panelled bath and wash hand basin.  
Radiator, laminate flooring and cladding to walls.

#### **WC**

Separate low level WC.

#### **Bedroom One: 11'8 x 8'8 (3.56 x 2.64m) Max Measurements excluding wardrobes**

Double glazing, single radiator, fitted wardrobes  
and coving to ceiling.

#### **Bedroom Two: 9'2 x 9'9 (2.79 x 2.97m) Max Measurements excluding wardrobes**

Double glazing, single radiator, fitted wardrobes  
and coving to ceiling.

#### **Bedroom Three: 9'1 x 7'2 (2.77 x 2.18m)**

Double glazing and single radiator.

#### **EXTERNALLY: Front Garden**

Low maintenance garden, paved and graveled with off  
street parking.

#### **Side Garden**

Off street parking.

#### **Rear Garden**

South facing low maintenance garden.

#### **Garage**

Currently used as utility/storage area.

**T: 01670 352 900**

**Blyth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On street/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: B

### EPC RATING: C

BL00011872.AJ.BH.09/01/2026.V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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