



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 to arrange your viewing.

**3****1****1****Large Corner Plot Semi Detached****Downstairs WC (Without Building Regulations) and Utility Area****Gardens to Three Sides and Off Street Parking****Close To Shops and Transport Links****Freehold, Epc Rating C and Council Tax Band B****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

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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

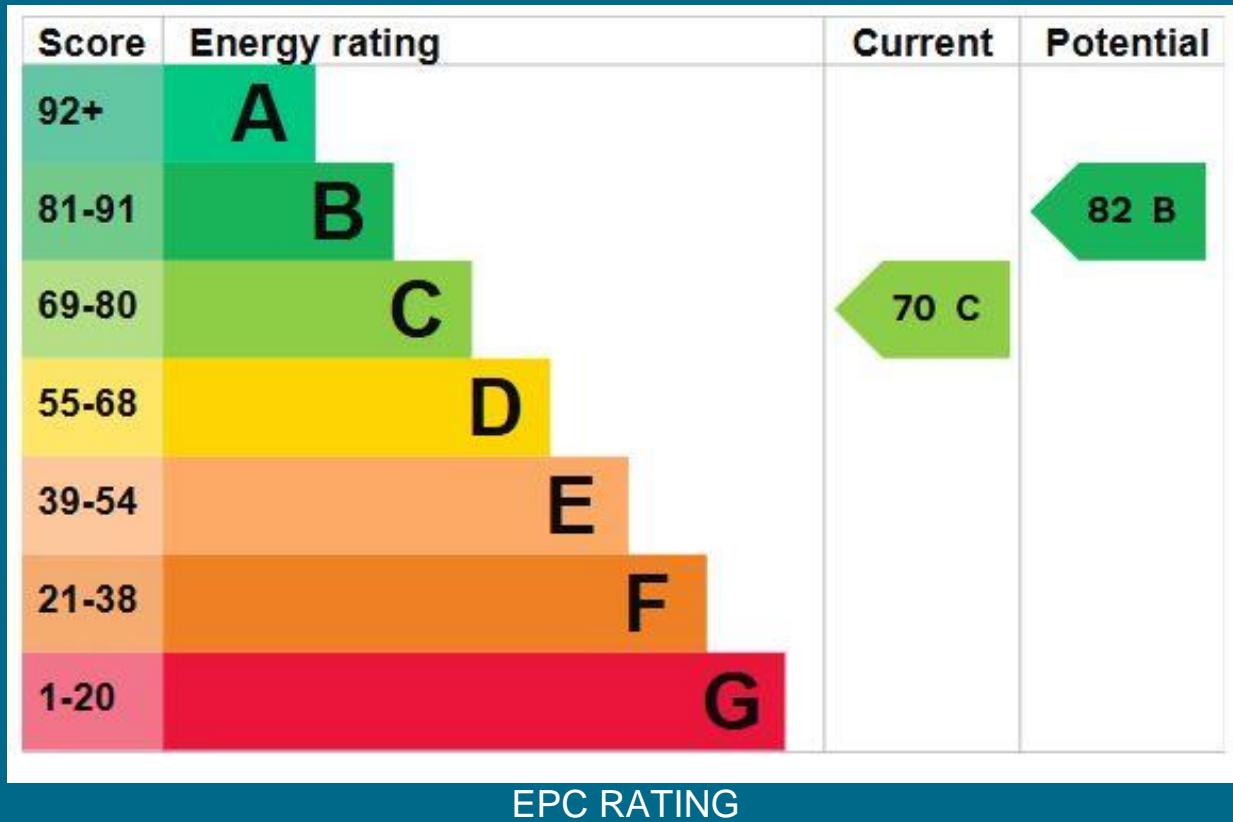
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

