



Hunter Avenue | Blyth | NE24 3JT

**£85,000**

Beautifully presented, this attractive two-bedroom ground floor flat is situated on the highly sought-after Hunter Avenue, a popular and well-established residential location. The property enjoys a particularly desirable setting, being within close proximity to the beach and the ever-popular Ridley Park, making it ideal for those who enjoy coastal living and outdoor leisure, while still benefiting from excellent local amenities and transport links. The property represents an excellent opportunity for first-time buyers, downsizers, or investors alike. Internally, the accommodation is well laid out and briefly comprises a welcoming entrance hall, a spacious and comfortable lounge, a well-equipped kitchen, two well-proportioned bedrooms, and a family bathroom with WC. The flat is tastefully presented throughout, allowing any purchaser to move straight in with minimal effort. Externally, the property benefits from a low-maintenance garden to the front, while to the rear there is a good-sized private garden, providing an ideal space for relaxing, entertaining, or enjoying warmer months. With its attractive presentation, sought-after location, and close proximity to the beach and Ridley Park. 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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**Gorgeous Lower Ground Floor  
Flat**

**Two Good Size Bedrooms**

**Large Rear Garden**

**Close To Shops and Transport  
Links**

**Gas Heating, Cable Broadband**

**“Leasehold (999 years from 1991)  
965 years remaining**

**Mains Water, Sewage and  
Electricity**

**Council Tax Band a, Epc Rating D**

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

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance door

**LOUNGE:** (rear): 13'39 x 12'02, (4.04m x 3.66m), double glazed window to rear, single radiator and fire with surround.

**KITCHEN:** (rear): 10'86 x 6'86, (3.25m x 2.03m), double glazed window to rear, double radiator and patio doors leading to garden, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric oven and hob with tiled splash backs as well as space for fridge freezer.

**FAMILY BATHROOM:** 3 piece suite comprising a panelled bath with over bath shower, pedestal wash hand basin and low level WC, double glazed window to side and spotlights to ceiling.

**BEDROOM ONE:** (front): 13'29 x 12'93, (4.01m x 3.94m), double glazed bay window to the front and double radiator.

**BEDROOM TWO:** (rear): 9'45 x 8'47, (2.84m x 2.54m), double glazed window to the rear and single radiator.

**EXTERNALLY:** low maintenance garden to rear laid mainly to lawn.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On street parking

#### **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: D**

BL00011899.AJ.BH.07/01/2026.V.1

**T: 01670 352 900**

**Blyth@rmsestateagents.co.uk**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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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