



Kingsdale Avenue | Blyth | NE24 4EN

**£180,000**

This superbly modernised bungalow on Kingsdale Avenue presents stylish, single-storey living in one of Blyth's most desirable residential settings. Beautifully updated by the current owners to a high standard throughout, the property offers thoughtfully designed accommodation ready to move straight into, including a newly fitted kitchen finished with both elegance and practicality in mind. An inviting entrance hallway leads through to a generous lounge, bathed in natural light and providing an ideal space for both relaxing and entertaining. The contemporary kitchen diner forms the heart of the home, offering ample storage, modern fittings and a welcoming space for everyday dining. To the rear, a charming sun room / lean-to adds further versatility, creating a bright and relaxing additional reception space — perfect as a peaceful seating area, reading nook or garden room overlooking the outdoors. There are two well-proportioned bedrooms, both offering comfortable retreats. Bedroom Two benefits from an additional adjoining room, which would make an excellent home office, dressing area or hobby space, catering perfectly to modern living. A stylish, contemporary shower room completes the internal accommodation, finished with sleek fittings and a touch of luxury. Externally, the property continues to impress with a garage and the rare advantage of two off-street parking spaces. Set within a quiet and well-established residential setting, this beautifully presented bungalow offers a fantastic opportunity for those seeking quality, convenience and effortless single-level living in a prime location. 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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## Charming Two Bedroom Bungalow

Sought After Tynedale Estate

Garage and Off Street Parking

Newly Fitted Kitchen

Gas Heating

Freehold, Council Tax Band B and EPC D

Mains Water, Sewage and Electricity

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Single radiator, storage cupboard, loft access

**LOUNGE 13'53 (4.09) X 11'44 (3.45) maximum measurements into** recess, double glazed window to front, double radiator, fire surround with electric fire inset and hearth

#### **KITCHEN 10'87 (3.25) X 10'48 (3.15)**

Double glazed window to rear, single radiator, and range of wall, floor and drawer units with coordinating roll edge work surfaces, sink and drainer unit, tiled splash backs, electric cooker and double oven, and space for fridge/freezer, plumbed for washing machine and integrated microwave.

#### **LEAN-TO 5'7 (1.52) X 9'54 (2.87)**

#### **BEDROOM ONE 11'50 (3.48) X 9'35 (2.82)**

Double glazed window to front, single radiator, fitted wardrobes

#### **BEDROOM TWO 10'93 (3.28) X 8'20 (2.48)**

Double glazed window to rear, double radiator

#### **DRESSING ROOM 7'96 (2.36) X 7'28 (2.18)**

Double glazed window to rear

#### **SHOWER ROOM**

3 piece suite comprising: Shower cubicle, pedestal wash hand basin, low level WC, double glazed window to rear, heated towel rail

#### **FRONT GARDEN**

Laid mainly to lawn, driveway leading to garage

#### **REAR GARDEN**

Laid mainly to lawn, patio area, access to front, summer house

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### 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

### 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: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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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