



Avondale Avenue | Blyth | NE24 4JA

£95,000

Perfectly suited to first time buyers or investors, this well presented two bedroom semi-detached home is pleasantly situated on Avondale Avenue in the popular Bebside area of Blyth. The property enjoys a convenient location on the outskirts of the town with excellent access to the A189, making it ideal for commuters, while also being close to local schools, shops and everyday amenities. The accommodation briefly comprises an entrance hall leading into a kitchen positioned to the front of the property, offering a pleasant outlook and good space for everyday cooking. To the rear there is a generous lounge which provides a comfortable main living area, with patio doors opening directly onto the rear garden, allowing plenty of natural light and easy access to the outdoor space. To the first floor there are two well-proportioned double bedrooms along with a family bathroom serving the accommodation. Externally the property benefits from good sized gardens to both the front and rear, with the rear garden enjoying a desirable south facing aspect, creating an ideal space to relax or entertain during the warmer months. The property also benefits from a driveway providing off street parking. Set within a sought after residential location, this attractive home offers a great opportunity for first time buyers looking to step onto the property ladder, as well as investors seeking a well located rental property. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Two Bedroom Semi

**Close To Shops and
Transport Links**

No Upper Chain

Gas Heating

**Off Street Parking and Rear
Garden**

**Mains Water, Sewage and
Electricity**

Freehold, Council Tax Band a, Epc Rating D

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Double glazed entrance door, radiator and double glazed windows to front.

LOUNGE: (rear): 17' 11" (5.46m) X 10' 10" (3.3m) double glazed doors to rear and double radiator.

KITCHEN: (front & side): 11' 04" (3.45m) X 9' 01" (2.77m), fitted with a range of wall and base units, work surfaces, single drainer sink unit and electric hob, with extractor hood and space for washing machine, as well as space for fridge freezer and tiled floor, double glazed window to front and double glazed door to side.

FAMILY BATHROOM: Cream suite comprising panelled bath, mixer shower tap, pedestal, wash hand basin, low level w.c, part tiled walls, double radiator, double glazed frosted window to rear.

BEDROOM ONE: (rear): 14' 07" (4.44m) x 11' 01" (3.38m) Double glazed window to front x 2, double radiator.

BEDROOM TWO: (front): 10' 11" (3.33m) X 11' 02" Double glazed window to rear, x 2, built in cupboard, radiator.

EXTERNALLY: FRONT GARDEN

Mainly graveled, fenced boundaries, driveway providing off street parking

REAR GARDEN

Mainly lawn, patio, fenced and conifer boundaries.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: 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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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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