



Whitton Avenue | Blyth | NE24 4PS

**£140,000**

A home with space to breathe, dreams to grow, and a garden that wraps around on three sides—welcome to Whitton Avenue. This charming three-bedroom house, nestled in the heart of Blyth's highly sought-after Newsham Farm Estate, presents an ideal opportunity for first-time buyers or families looking for both comfort and potential. The property is perfectly positioned close to local schools, transport links, and a wide range of amenities, making everyday life convenient and accessible. Step through the welcoming entrance porch into a spacious hallway that sets the tone for the home's light and airy interior. The generous lounge flows seamlessly into the dining area, creating an inviting space for family gatherings, entertaining friends, or simply relaxing after a busy day. The recently refurbished kitchen offers modern fixtures and a practical layout, ideal for cooking and socializing. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for family members or guests, while a stylish refitted family bathroom completes the first-floor layout. The property sits proudly on a generous corner plot, offering well-maintained gardens to the front, side, and rear, providing ample outdoor space for children, pets, or gardening enthusiasts. A detached garage in a separate block adds further convenience and potential for storage or projects. With its combination of location, space, and scope for personalization, this home is more than just a property—it's a place to build memories, enjoy family life, and create a future. Rarely does a home with such charm, versatility, and opportunity come onto the market in this part of Blyth. 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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**Stunning End Link**

**Three Bedrooms**

**Gardens to Three Sides**

**Garage to Rear**

**Popular Location**

**Porch to Front**

**Refurbished Kitchen/  
Bathroom**

**Gas Heating & Double Glazed**

**ENTRANCE PORCH**

Double glazed entrance door, door to hall, staircase to first floor, radiator.

**LOUNGE/DINING ROOM 13' 06" (4.11m) X 23' 01" (7.04m)**

Double glazed window to front, understairs cupboard, telephone and television points, double glazed French door to rear, double radiator x 2.

**KITCHEN 7' 11" (2.41m) X 8' 11" (2.72m)**

Range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer taps, electric oven and gas hob with extractor above, space for fridge freezer, plumbed for washing machine, double radiator, double glazed window to rear, double glazed to rear garden.

**FIRST FLOOR LANDING**

Access to roof space which is partially boarded with lighting.

**BEDROOM ONE 12'87" (3.92m) x 10'65" (3.24m)**

Double glazed window to front, television point, double radiator

**BEDROOM TWO 10'07" (3.06m) x 9'02" (2.74m)**

Double glazed window to rear, built in cupboard radiator.

**BEDROOM THREE 6'06" (1.84m) x 8'88" (2.70m)**

Double glazed window to front, radiator.

**BATHROOM/W.C.**

White three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin set in vanity unit, low level w.c., fully tiled walls and floor, heated towel rail, spotlights to ceiling, double glazed frosted window to rear.

**FRONT GARDEN & SIDE GARDEN**

Laid mainly to lawn, planted borders, walled boundaries.

**REAR GARDEN**

Low maintenance garden, patio area, fenced boundaries block paved area, x 2 outdoor plugs external water supply, gated access to rear.

**GARAGE**

Detached garage in separate block with up and over door.

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: Garage to rear

### **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**

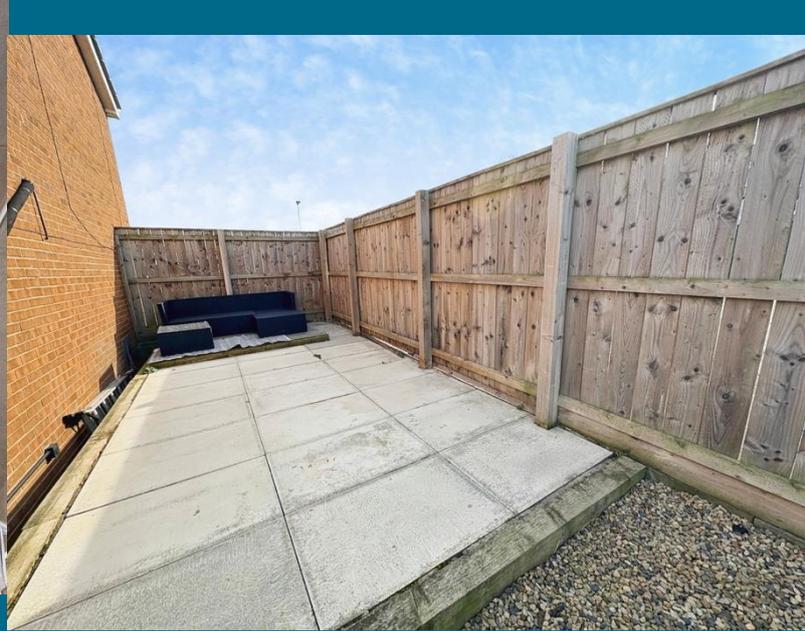
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### **COUNCIL TAX BAND: B**

**EPC RATING:** tbc

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