



Bates Avenue | Blyth | NE24 5TQ

**£199,000**



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ROOK  
MATTHEWS  
SAYER

**Gorgeous Three Bedroom  
Detached House**

**Freehold, Epc Rating B,  
Council Tax Band C**

**Downstairs W.C and En Suite**

**Mains Water, Sewage and  
Electricity**

**Garage off Street Parking**

**Gas Heating and No Upper**

**Close To Shops, Schools and Transport Links**

For any more information regarding the property please contact us today

Don't miss this elegant and modern three-bedroom detached property, offered for sale with no upper chain. Set on a generous plot, the home is ideally located close to local amenities, well-regarded schools, and excellent transport links.

The accommodation briefly comprises a welcoming entrance hallway, a splendid dining kitchen with doors opening onto the rear garden, a convenient downstairs WC, and a bright, airy lounge perfect for relaxation.

To the first floor are three well-proportioned bedrooms, including a master bedroom with a stylish En-Suite, along with a beautifully presented contemporary family bathroom.

Externally, the property features a neat front garden, a garage with off-street parking, and a good-sized enclosed rear garden—ideal for families, entertaining, or outdoor enjoyment.

A fantastic home that truly must be viewed to be appreciated.

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.

#### **PROPERTY DESCRIPTION:**

**ENTRANCE PORCH:** Entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing, laminate flooring and single radiator.

**LOUNGE:** (front): 15'28 x 9'92, (4.65m x 3.02m), double glazed windows to front, and double radiator.

**KITCHEN/DINING ROOM:** (rear): 13'46 x 7'79, (4.10m x 2.37m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work tops, stainless steel sink unit, built-in electric fan assisted oven, gas hob, space for fridge freezer, laminate flooring, downstairs w.c and patio doors to rear garden.

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Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

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**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, hand basin and low level w.c

**BEDROOM ONE:** (front): 12'96 x 9'25, (3.99m x 3.35m), double glazed window to front, and double radiator

**EN-SUITE SHOWER ROOM:** double glazed window to rear, low level w.c, and pedestal wash hand basin, single radiator, and shower.

**BEDROOM TWO:** (rear): 6'76 x 11'71, (2.06m x 3.56m), double glazed window to rear, and single radiator.

**BEDROOM THREE:** (front): 13'55 x 11'22, (4.13m x 3.41m), double glazed window to front, and single radiator.

**EXTERNALLY:** to the rear is a very large garden laid mainly to lawn, to the front is also laid mainly to lawn with a very low maintenance garden as well as a driveway leading to garage.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

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: C

#### EPC RATING: B

BL00011884.AJ.BH.03/12/2025.V.1



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	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



**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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