



Holystone Avenue | Blyth | NE24 4QB

£175,000

From the stylish interior to the sought-after location close to the new train station, this stunning three-bedroom semi-detached home is ready to move straight into. Situated on the ever-popular Holystone Avenue in the desirable Newsham area of Blyth, the property offers beautifully presented accommodation ideal for a range of buyers, particularly growing families and commuters alike. The accommodation begins with an entrance porch leading into a welcoming hallway, creating an inviting first impression. The spacious lounge through dining room provides an excellent open-plan living and entertaining space, filled with natural light and offering ample room for both relaxation and family dining. The refitted kitchen has been thoughtfully designed with a modern range of units and work surfaces, while the separate utility room adds further practicality and additional storage space. To the first floor, there are three well-proportioned bedrooms, all tastefully decorated and offering comfortable accommodation. The refurbished family bathroom has been finished to a high standard with contemporary fittings, creating a stylish and functional space. Externally, the property benefits from gardens to both the front and rear, ideal for outdoor enjoyment and family living. An attached garage and off-street parking provide added convenience. Further benefits include double glazing and the installation of an energy-efficient heat pump. Ideally located within walking distance of local schools, shops, amenities and excellent transport links including the new train station, presenting a fantastic opportunity to purchase a ready-to-move-into property within one of Blyth's most sought-after residential developments. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Gorgeous Three Bedroom
Semi**

**Handy Porch and Utility
Room**

**Close To Shops, Transport
and New Train Station**

**Garage and Off Street
Parking**

**Freehold, Council Tax Band
B and EPC TBC**

**Mains Water, Sewage and
Electricity**

**Air Source Heat Pump, Fibre
to Premises Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front.

ENTRANCE HALL

Staircase to first floor, radiator.

LOUNGE 14' 06" (4.42m) X 11' 06" (3.51m) Into Alcove

Double glazed bay window to front, radiator, archway to dining room.

DINING ROOM 10' 08" (3.25m) X 8' 07" (2.62m)

Double glazed double door to rear, double radiator.

KITCHEN 9' 0" (2.74m) X 10' 06" (3.2m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and hob, extractor hood, part tiled walls, space for fridge/freezer, double glazed window to rear and spotlights.

UTILITY 8' 07" (2.62m) X 8' 04" (2.54m)

Wall and base units, work surfaces, space for automatic washing machine, double glazed window and door to rear.

FIRST FLOOR LANDING

Double glazed window to side.

BEDROOM ONE 10' 07" (3.23m) X 8' 0" (2.44m)

Double glazed window to front, coving to ceiling, radiator.

BEDROOM TWO 11' 09" (3.58m) X 10' 0" (3.05m)

Double glazed window to rear, access to boarded roof space via loft ladder and built in cupboard.

BEDROOM THREE 8' 09" (2.67m) X 7' 08" (2.34m)

Double glazed window to front, built in cupboard, radiator.

BATHROOM/W.C.

White suite comprising panelled bath, mixer shower taps, glass shower screen, pedestal wash hand basin, low level w.c, spotlights to ceiling, heated towel rail, extractor fan, under cabinet light wired into a PIR/photocell sensor as well as double glazed frosted window to rear.

FRONT GARDEN

Driveway providing off street parking, concrete and graveled drive and walled boundaries.

REAR GARDEN

Laid mainly to lawn, with decking area.

GARAGE

Attached garage with electric roller door, light and power points

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air source heat pump

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

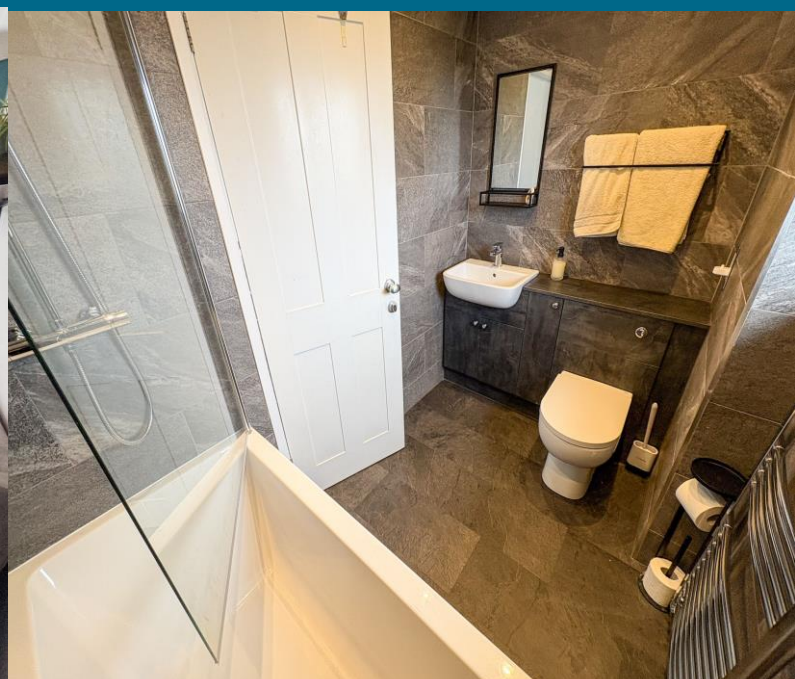
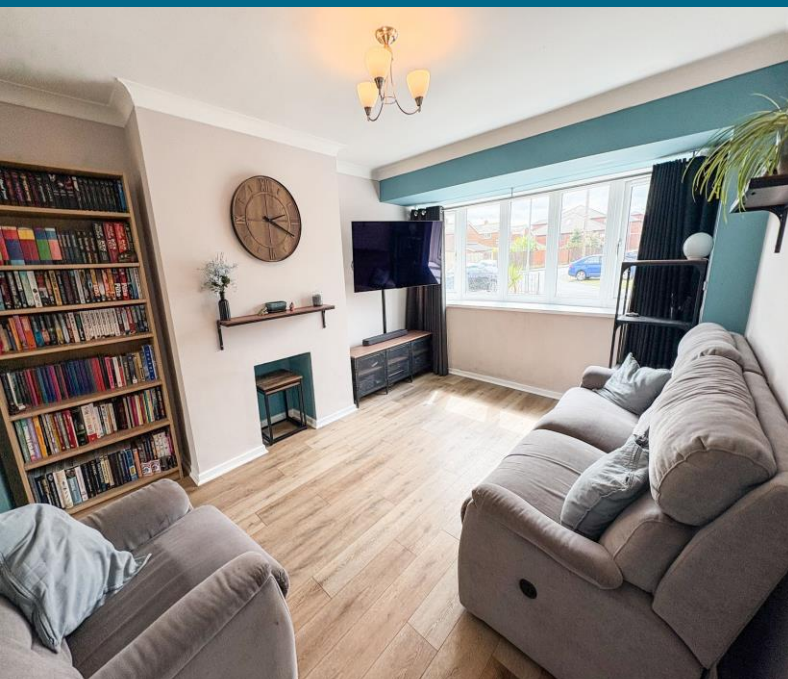
TENURE

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: TBC

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