



Barras Avenue | Blyth | NE24 3LR

£185,000

Enjoying a prominent position on the highly regarded Barras Avenue West, this delightful two-bedroom detached bungalow presents a rare opportunity to acquire a beautifully maintained home within one of the area's most desirable residential locations. Offering a wonderful blend of comfort, practicality and modern styling, the property is perfectly suited to a range of purchasers seeking quality single-level living. Upon entering, prospective buyers are welcomed into a bright and inviting interior. The generously proportioned lounge/dining room provides an excellent space for both everyday living and entertaining, with ample room for a variety of furniture arrangements. The well-appointed fitted kitchen has been thoughtfully designed to maximize both storage and workspace, creating a stylish and functional environment for modern living. The accommodation continues with two spacious double bedrooms, each offering comfortable and versatile living space. Serving the bedrooms is a contemporary shower room, beautifully finished and featuring a large double shower cubicle, modern fittings and attractive tiling. Externally, the property is equally impressive. To the rear, a private and enclosed courtyard garden provides a tranquil and low-maintenance outdoor retreat, ideal for relaxing, dining al fresco or enjoying time with family and friends. To the front, a substantial driveway provides valuable off-road parking for up to two vehicles. Further benefits include double glazing throughout and a gas-fired radiator central heating system served by a combination boiler, ensuring comfort and efficiency all year round. Offered to the market with the added advantage of no upper chain, this charming bungalow represents an exceptional opportunity for downsizers, professional couples, retirees or those simply seeking the convenience and ease of single-storey living. With local amenities, transport links and coastal attractions all within easy reach, early inspection is highly recommended to fully appreciate the quality, location and lifestyle on offer. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Stunning Detached Bungalow

Ideal Location

Two Good Size Bedrooms

Freehold Epc Rating E /

Council Tax C

**Large Driveway With Off
Street Parking**

Gas Heating

Mains Water, Electricity And Sewage

For any more information regarding the property please contact us today

ENTRANCE

Double glazed entrance door: Original stained leaded light window

HALLWAY

Spacious hallway with original delft rack, cornice to ceiling, radiator, cloaks cupboard

LOUNGE/DINING ROOM 21'66 x 13'33

Spacious lounge/dining room with measurements into feature double glazed bay window and alcoves, attractive feature marble fireplace, electric fire, radiator, additional double glazed window, allowing maximum light into this lovely, airy room

KITCHEN (Rear) 11'36 x 7'76

Generous sized kitchen incorporating a good range of fitted base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with hot and cold mixer taps, space for fridge and freezer, electric point for cooker, tiled splash backs, concealed, wall mounted combination boiler, double glazed window, large pantry cupboard with plumbing for automatic washing machine, double glazed door to courtyard, original stained leaded light window to side of door

BEDROOM ONE (Front) 10'13 x 10'10 into window

Double glazed bay window, radiator, fitted double robes with hanging and storage space

BEDROOM TWO (Front) 11'85 x 10'25

Radiator, double glazed window

SHOWER ROOM

Contemporary re-fitted shower room comprising of double shower cubicle, shower, vanity sink unit with hot and cold mixer taps, low level w.c with push button cistern, radiator, half tiled walls, vinyl flooring, double glazed window

EXTERNALLY

Private and enclosed rear courtyard, providing a low maintenance area to enjoy your outside space, fencing, large storage cupboard, storage cupboard with ladders to the loft access. The loft has been floored for storage with lighting and electricity. Large front garden area which has been block paved and provides parking for at least 2/3 cars. Walled with feature wrought iron gates for secure parking

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Mains

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

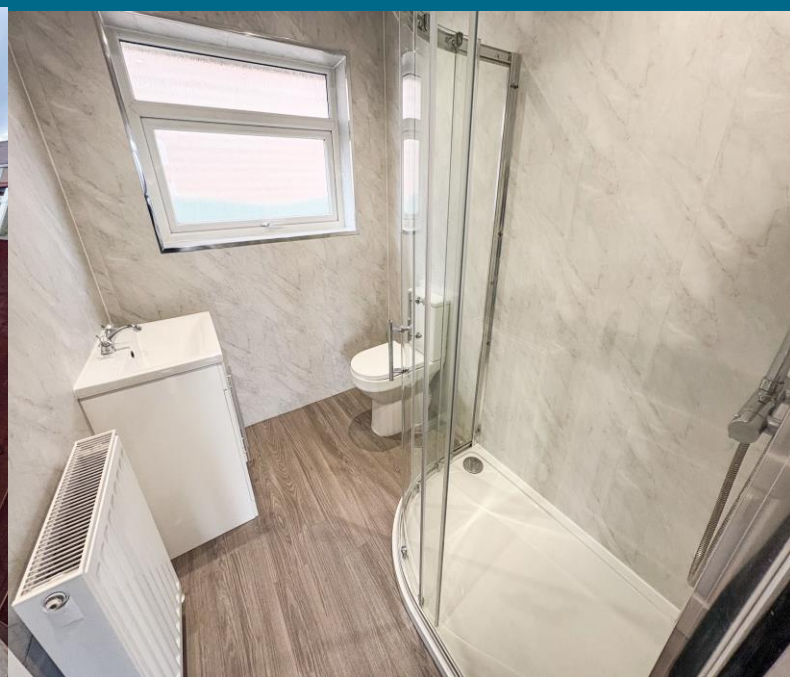
TENURE

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: C

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	48 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



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.