



Bolam Avenue | Blyth | NE24 5BY

£165,000

A rare opportunity to purchase a fully renovated corner plot semi-detached home on the highly sought-after Bolam Avenue, offered for sale with the added benefit of no upper chain. Finished to a high standard throughout, the property features a brand-new kitchen and contemporary family bathroom, making it an ideal family home ready to move straight into. The spacious accommodation briefly comprises entrance hallway, bright and welcoming lounge with a bay window opening into the dining room, which features patio doors leading to the conservatory. The newly fitted modern kitchen offers stylish and practical living, while the conservatory provides additional versatile space overlooking the garden. To the first floor are three well-proportioned bedrooms and a newly fitted family bathroom.

Externally, the property occupies a generous corner plot with gardens to the front, side and rear, together with a detached single garage and off-street parking to the front. Ideally located close to local shops, schools and excellent bus routes, this superb home combines modern living with a highly desirable location and is sure to appeal to a wide range of buyers.

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**Outstanding Large Corner
Plot Three-Bedroom Semi**

**Garage And Off-Street
Parking**

Conservatory

Sought After Estate

**Fully Refurbished, Newly
Fitted, Kitchen and Bathroom**

**Mains Water, Electricity and
Sewage**

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

**Gas Heating, Fibre to Cabinet
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

UPVC double glazed entrance door

ENTRANCE HALLWAY

Stairs to first floor, storage cupboard, radiator

LOUNGE/ DINER 25'41 (7.74m) x 12'64 (3.85m) max measurements into recess

Double glazed window to front, fire surround,
radiator, patio doors leading to conservatory.

CONSERVATORY 9'75 (2.97m) x 8'65 (2.63m)

Double glazed windows, double glazed door to
garden.

KITCHEN 14'08 (4.29m) x 8'83 (2.69m)

Double glazed window to rear, range of wall, floor and
drawer units with roll top work surfaces sink and
drainer unit, electric hob and extractor fan, integrated
fridge freezer, and dishwasher as well as washing
machine and double oven, radiator, double glazed
door to rear garden.

FIRST FLOOR LADNING

Double glazed window to side, loft access.

LOFT: boarded with ladder.

BEDROOM ONE 11'98 (3.65m) x 11'01 (3.35m)

Double glazed window to front, radiator.

BEDROOM TWO 11'12 (3.38m) x 11'40 (3.47m)

Double glazed window to rear, single radiator

BEDROOM THREE 8'04 (2.45m) x 6'35 (1.93m)

Double glazed window to front, built in cupboard wich
houses the boiler, radiator.

BATHROOM Three-piece suite comprising paneled
bath with shower over, low level wc, pedestal wash
hand basin, , double glazed frosted window to rear
and rear, radiator.

FRONT GARDEN Mainly laid to lawn, walled
boundaries

REAR GARDEN Low maintenance west facing garden,
laid to lawn, patio area, access to garage.

GARAGE Single garage

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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

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.

