



Bates Avenue

| Blyth | NE24 5TQ

£160,000

Bright, spacious and finished to a high standard, this three-bedroom semi-detached home occupies a sought-after position on a modern development off Cowpen Road, Blyth. Conveniently located for local amenities, schools and transport links, the property offers stylish and practical accommodation throughout, ideal for modern family living. The accommodation briefly comprises: welcoming entrance hallway, downstairs cloaks/WC and a light and airy open-plan lounge / Utility and dining kitchen forming the heart of the home. The spacious lounge area flows seamlessly into the modern fitted kitchen and dining space, with doors opening directly onto the rear garden, creating the perfect setting for alfresco dining and entertaining. The adjacent dining area provides an excellent space for family meals and social gatherings, while the former garage has been converted to create additional living space, offering flexibility for a variety of uses. To the first floor there are three well-proportioned bedrooms along with a beautifully presented modern bathroom suite finished to a high standard. Externally, the property benefits from a private and enclosed rear garden, ideal for families and outdoor entertaining. To the front there is a driveway providing off-street parking. This superb home is ready to move straight into, and interest is expected to be high. Early viewing is highly recommended. Interest in this property will close on 11/01/2024 at 12:00pm. For more information or to arrange a viewing, please contact Rook Matthews Sayer on 01753 350000.

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**Gorgeous Three Bedroom
Semi**

Handy Downstairs W.C

Off Street Parking

**Close To Shops and Transport
Links**

**Garage Changed To Make
Kitchen Bigger and Storage**

**Gas Heating, Fibre to Premises
Broadband**

Mains Water, Sewage and Electricity

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door.

ENTRANCE HALLWAY: Stairs to first floor landing.

DOWNSTAIRS CLOAKS/W.C.: low level WC, wash hand basin and tiling to walls.

DINING ROOM: (rear): 8'50 x 9'60, (2.59m x 2.92m), double glazed window to rear, and space for fridge freezer.

KITCHEN/LOUNGE: (rear): 23'25 x 13'39, (7.08m x 4.08m) double glazed window to front and rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, gas hob with extractor fan above, integrated dishwasher.

FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to rear, heated towel rail and part tiling to walls.

BEDROOM ONE: (rear & front): 16'95 x 9'22, (5.16m x 2.81m), double glazed window to rear, and double radiator.

BEDROOM TWO: (front): 11'34 x 13'56, (3.45m x 4.12m), double glazed window to front, and single radiator.

BEDROOM THREE: (rear): 6'89 x 11'76, (2.10m x 3.58m), double glazed window to rear, single radiator.

EXTERNALLY: to the front is gravel, with off street parking and a single garage, part is used for storage and part changed to utility, to the rear, laid mainly to lawn with patio area and decking.

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Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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

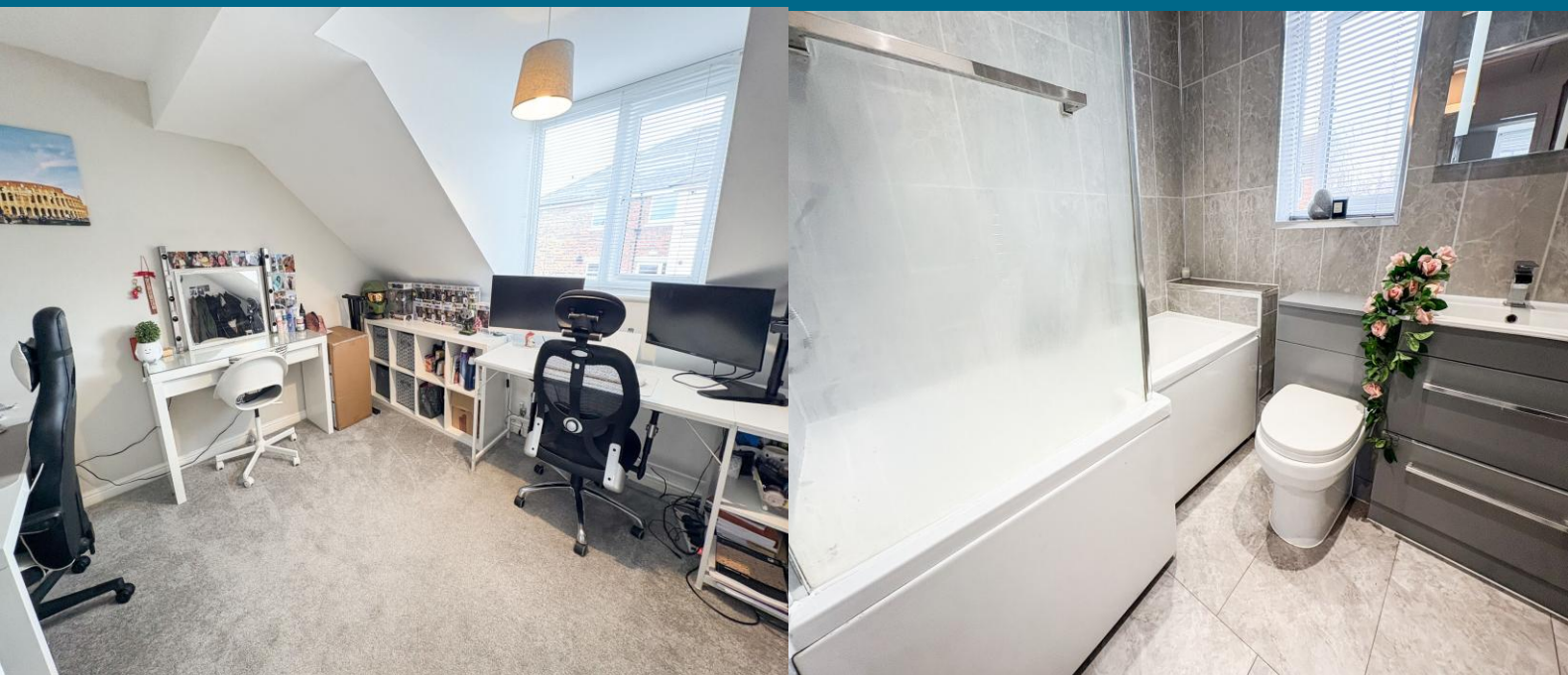
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

COUNCIL TAX BAND: B

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	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.

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