



Bates Avenue | Blyth | NE24 5TQ

£170,000

From its attractive kerb appeal and extensive driveway to its stylish and well-planned interior, this exceptional three-bedroom semi-detached home is sure to impress from the moment you arrive. Occupying a generous plot in a popular residential location close to local schools, shops and excellent transport links, this beautiful property offers spacious and versatile accommodation perfectly suited to modern family living. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, and a contemporary kitchen diner which provides the heart of the home, with double doors opening onto the garden and creating an ideal space for both everyday family life and entertaining. A convenient ground floor W.C. completes the accommodation on this level. To the first floor, there are three well-proportioned bedrooms, including a superb principal bedroom benefiting from its own en suite facilities. The remaining bedrooms are served by a stylish family bathroom. Externally, the property occupies an impressive plot with attractive gardens and a substantial driveway providing off-street parking for up to three vehicles. Combining stylish interiors, generous outdoor space and a highly convenient location, this outstanding home presents a fantastic opportunity for families and professionals alike. Early viewing is highly recommended.

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**Gorgeous Three-Bedroom
Semi**

**Large Plot and Three Car
Drive**

Downstairs W.C And En Suite

**Close To Shops, Schools and
Transport**

**Mains Water, Electricity and
Sewage**

**Gas Heating Fibre to Premises
Broadband**

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

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance Door

ENTRANCE HALLWAY: double glazed window to side, and single radiator.

DOWNSTAIRS CLOAKS/W.C.: low level wc, wash hand basin, and double-glazed window to side.

LOUNGE: (front): 11'32 x 14'86, (3.45m x 4.52m), double glazed window to front and rear, built in storage cupboard.

DINING ROOM: (rear): 14'53 x 9'56, (4.42m x 2.91m), double glazed window to front and side, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed area for washing machine, and doors to rear garden.

KITCHEN: (front & side): 14'53 x 9'56, (4.42m x 2.91m), double glazed window to front and side, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed area for washing machine, and doors to rear garden.

FIRST FLOOR LANDING AREA: loft access.

FAMILY BATHROOM: 3-piece suite comprising paneled bath, low level wc, double glazed window to side, heated towel rail, and part tiling to walls.

BEDROOM ONE: (front): 11'37 x 8'08, (3.46m x 2.46m), double glazed window to front, and single radiator, and built in storage cupboard.

EN-SUITE SHOWER ROOM: double glazed window to front, low level wc, pedestal wash hand basin, shower cubicle with electric shower and part tiling to walls.

BEDROOM TWO: (front): 9'61 x 8'09, (2.92m x 2.46m), double glazed window to front, and fitted wardrobes.

BEDROOM THREE: (side) 6'14 x 8'24, (1.87m x 2.51m), double glazed window to side and single radiator.

EXTERNALLY: to the front is laid mainly to lawn with driveways for p to three cars, to the rear is laid mainly to lawn with patio area.

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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: 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

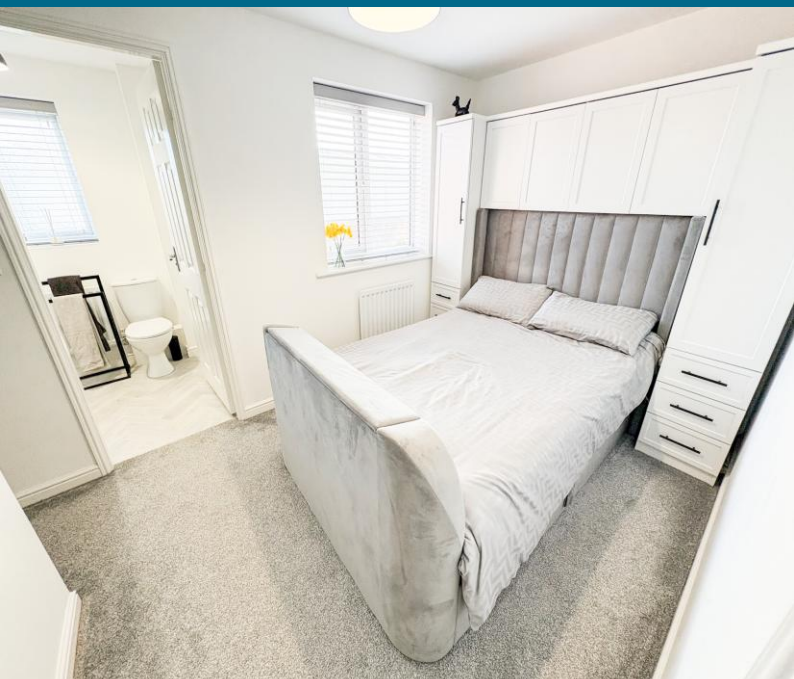
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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		96 A
81-91	B	84 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.