



Bolam Avenue | Blyth | NE24 5BX

£150,000

Prepare to be impressed by this stunningly refurbished three-bedroom semi-detached home, offering elegant interiors, generous living space and a beautifully finished modern feel. Situated on a popular residential street and offered for sale with no upper chain, this exceptional family home has been fully refurbished throughout and is ready to move straight into. Ideally located close to local shops, amenities and bus routes, it combines style, comfort and convenience. The light and airy accommodation begins with a spacious entrance hallway, leading to a generous lounge, separate dining room and versatile playroom, featuring a beautiful bay window and patio doors opening onto the rear garden. There is also a stylish, contemporary re-fitted kitchen. Upstairs, the property offers three generous bedrooms along with a modern, contemporary re-fitted bathroom suite complete with shower. Externally, there is a front garden and an enclosed rear garden, providing a private and practical outdoor space for relaxing, entertaining and family life.

RMS | Rook
Matthews
Sayer



3



1



1

**Outstanding Three-Bedroom
Semi**

**Front And Rear Gardens
Freehold, Council Tax Band B**

Highly Sought After Estate

**Gas Heating, Fibre to Premises
Broadband**

**Mains Water, Electricity and
Sewage**

Fully Refurbished

Lounge With Separate

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Door into hallway.

LOUNGE: 12'64 x 17'89 (3.85m x 5.45m) Double glazed window to the front, double radiator.

PLAYROOM: 9'88 x 7'29 (3.01m x 2.22m)
Double single radiator, and doors to rear garden.

KITCHEN 14'69 x 8'92 (4.42m x 2.67m) Double glazed window to the rear and double radiator. Fitted with a range of walls, floor and drawer units with coordinating roll edge work surfaces, coordinating sink and drainer with mixer tap. integrated cooker, fridge/freezer, microwave and plumbed area for washing machine.

BEDROOM ONE 12'14 x 11'00 (3.68m x 3.35m) maximum measurements Double glazed window, single radiator and fitted wardrobes.

BEDROOM TWO 11'17 x 10'99 (3.38m x 3.28m) maximum measurements include robes, double glazed window to the rear, single radiator and fitted wardrobes.

BEDROOM THREE 8'10 x 6'43 (2.46m x 1.93m) Minimum measurements exclude recess double glazed window to front, single radiator and built in cupboard.

BATHROOM

Three-piece suite comprising paneled bath with over bath shower and glass screen. Hand basin, low level WC, heated towel rail and cladding to walls double glazed windows to the side and rear.

FRONT GARDEN

Laid mainly to lawn.

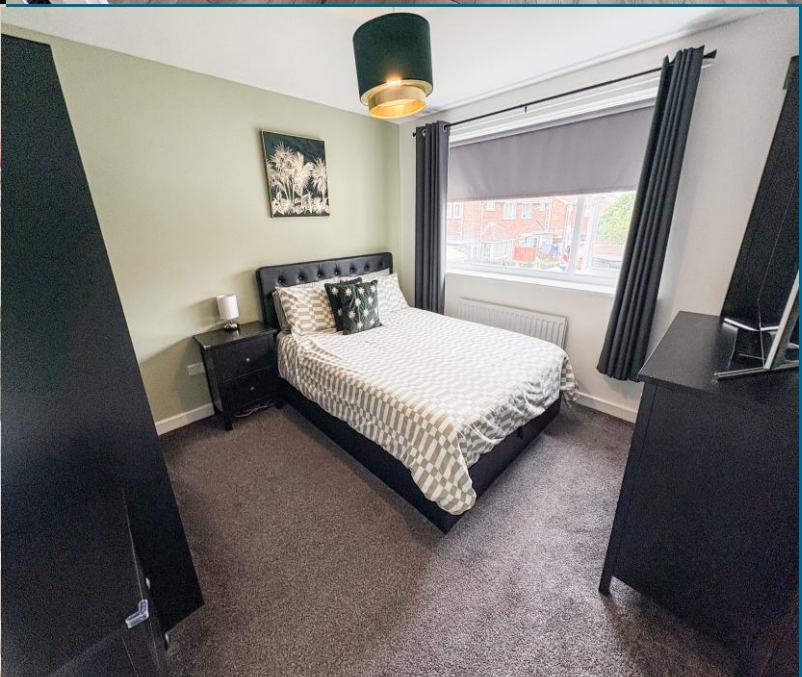
REAR GARDEN

Northeast facing garden, laid mainly to lawn with some shrubs and bushes, out house building to the side of the garden.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

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

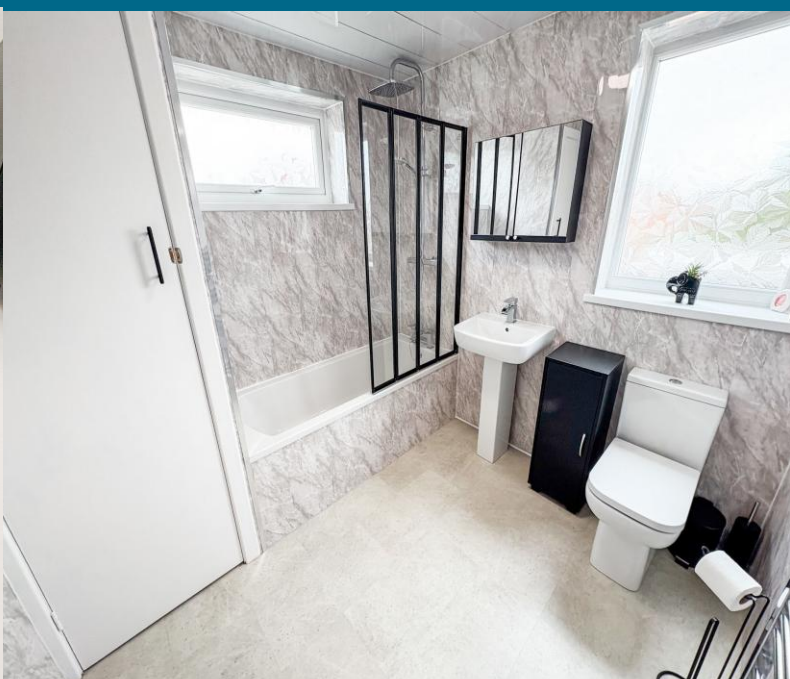
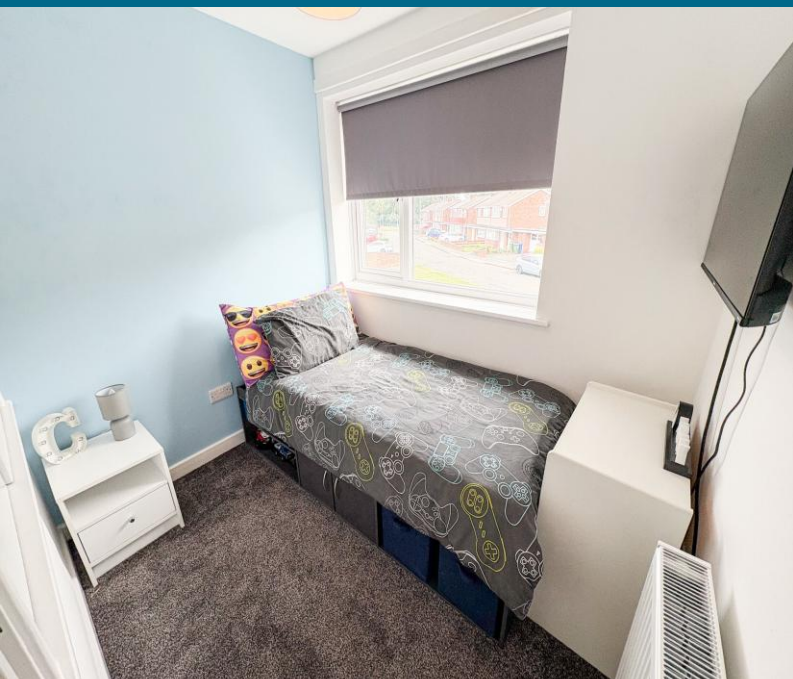
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: TBC

BL00011880.AJ.BH.25.08.2026.V.1



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



"DoubleClick Insert Picture" EPC RATING tbc

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.

