



Third Avenue | Blyth | NE24 2SA

£140,000

An exceptional larger-style semi-detached family residence, beautifully refurbished to an outstanding standard throughout, offering an enviable blend of contemporary luxury and spacious family living. From the moment you step inside, this impressive home showcases immaculate presentation and high-quality finishes. The accommodation briefly comprises an inviting porch, elegant entrance hallway, stylish downstairs WC, a generously proportioned lounge, separate formal dining room, and a stunning newly fitted designer kitchen featuring modern cabinetry and premium fittings. Completing the ground floor is a bright and airy conservatory, providing the perfect space for relaxation while enjoying views over the garden. To the first floor, the property boasts three substantial double bedrooms along with a truly exceptional newly fitted luxury bathroom, finished to a superb standard with sleek contemporary fixtures and elegant detailing. Externally, the home continues to impress with a generous rear garden, ideal for entertaining, family enjoyment and outdoor living. There is convenient side access, whilst the front of the property benefits from a private driveway providing ample off-street parking for two to three vehicles. Combining space, style and sophistication, this beautifully renovated home is ready for immediate occupation and represents a rare opportunity to acquire a truly outstanding family property. Early viewing is strongly recommended to fully appreciate everything this exceptional home has to offer.

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**Gorgeous Three-Bedroom
Semi**

**Mains Water, Electricity and
Sewage**

**Large Rear Garden with
Double Gates to Rear**

Full Refurbished

**Front Drive with Parking For
2/3 Cars**

Downstairs Wc

Porch To Front

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

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH

ENTRANCE HALLWAY: stairs to first floor landing, double radiator and storage cupboard.

DOWNSTAIRS CLOAKS/W.C.: low level wc, stairs to first floor landing, double radiator and storage cupboard.

LOUNGE: (front): 14'03 x 11'97, (4.27m x 3.64m), double glazed window to front, double radiator, and log burner.

DINING ROOM: (rear): 10'043 x 11'48, (3.17m x 3.49m), double radiator and doors to rear.

KITCHEN: (rear): 7'83 x 13'06, (2.38m x 3.98m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted double oven, electric hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, as well as spotlights.

SUN ROOM: 6'25 x 7'35, (1.90m x 2.24m), doors to rear garden.

FIRST FLOOR LANDING AREA: double glazed window to front and built in storage cupboard.

FAMILY BATHROOM: panelled bath, shower cubicle, low level wc, spotlights, double glazed window to rear and side, heated towel rail, and part tiling to walls.

BEDROOM ONE: (rear): 13'00 x 12'22, (3.96m x 3.72m), double glazed window to front, and double radiator.

BEDROOM TWO: (rear): 11'84 x 10'76, (3.60m x 3.27m), double glazed window to front, and double radiator.

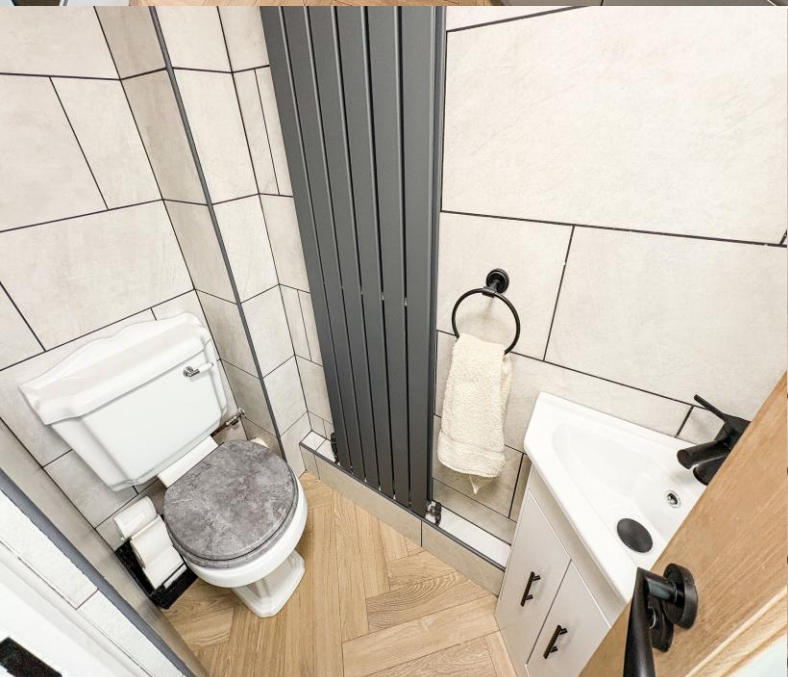
BEDROOM THREE: (front): 8'19 x 8'35, (2.49m x 2.54m), double glazed window to front, and double radiator.

EXTERNALLY: to the front is off street parking for up to 3 vehicles, to the rear is a patio area.

T: 01670 352 900

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: Driveway

MINING

The Northeast 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: A

EPC RATING: C



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.