



Keats Avenue | Blyth | NE24 5RL

£110,000

Whether you're searching for your next family home or a property with the potential to add value, this generously sized three-bedroom end-link, tucked away in a quiet cul-de-sac, is a fantastic opportunity not to be missed. Ideally located in Blyth, close to the new train station, local shops and excellent transport links, the property offers spacious accommodation throughout and is ready for a new owner to modernise and personalise to their own taste. The ground floor comprises an entrance hallway, a bright and spacious lounge/diner, a fitted kitchen and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a modern shower room. Externally, the property benefits from a generous front garden with off-street parking, while to the rear is a good-sized, southerly facing garden, providing an ideal space to relax, entertain or enjoy the sunshine. Offered for sale with no upper chain, this is an excellent opportunity for first-time buyers, families and investors alike to acquire a home with fantastic potential in a popular and increasingly well-connected location.

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**Three Double Bedroom
House**

**Southerly Facing Rear
Garden**

No Upper Chain

**Mains Water, Sewage and
Electricity**

Off Street Parking To Front

Gas Heating

Cul De Sac

**Freehold, Council Tax Band
A**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

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

DOWNSTAIRS CLOAKS/W.C.: low level w.c, tiled walls.

LOUNGE: (rear & front): 20'89 x 12'85, (6.36m x 3.91m), double glazed window to rear and double glazed bay window to front, two radiators, coving to ceiling.

KITCHEN: (rear): 11'69 x 10'09, (3.56m x 3.00m), double glazed window to front and side, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, fitted cooker, integrated fridge freezer and washing machine.

FIRST FLOOR LANDING AREA: loft access

SHOWER ROOM: pedestal wash hand basin, shower cubicle, low level wc, double glazed window to side, double radiator.

BEDROOM ONE: (front): 12'70 x 9'02, (3.68m x 2.74m), double glazed window to front, built in cupboard and single radiator.

BEDROOM TWO: (rear): 15'32 x 9'02, (4.66m x 2.74m), double glazed window to front, single radiator and built in cupboard.

BEDROOM THREE: (rear): 11'79 x 10'51, (3.59m x 3.20m), double glazed window to rear, and single radiator, and two built in cupboard.

EXTERNALLY: to the front is astro turf and off street parking, to the rear is a patio area with astro turf and a southerly facing garden as well as outhouse.



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

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

COUNCIL TAX BAND: A

EPC RATING: TBC

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EPC RATING TBC

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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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