



Barras Avenue West | Blyth | NE24 3LR

£170,000

Homes in this location are always in demand, and with its extended layout, substantial rear garden and no upper chain, this property offers buyers the perfect chance to put their own stamp on a highly desirable home. Situated on the highly sought-after Barras Avenue West, this extended three-bedroom semi-detached home offers spacious accommodation, excellent potential and is available with the benefit of no upper chain. The property briefly comprises an entrance hallway, spacious lounge, separate dining room, extended kitchen, utility area and a ground floor shower room. To the first floor there are three well-proportioned bedrooms and an additional shower room. Externally, the property benefits from off-street parking to the front leading to a garage, whilst to the rear there is a large garden offering excellent outdoor space for families, entertaining and keen gardeners alike. Requiring some modernisation, this property presents a fantastic opportunity for buyers to create a home tailored to their own tastes and requirements. Combining generous living space, excellent potential and a prime location, this is a rare opportunity to acquire a home on one of Blyth's most sought-after streets.

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Extended Three-Bedroom Semi

Downstairs And Upstairs
Shower Room

Utility Room

No Upper Chain

Gas Heating, Fibre to Premises
Broadband

Mains Water, Electricity,
Sewage

Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

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

LOUNGE: (front): 11'68 x 14'37, (3.56m x 4.37m), double glazed window to front, single radiator, and coving to ceiling.

DOWNSTAIRS SHOWER ROOM: shower cubicle, W/C tiled floor, wash hand basin and heated towel rail.

DINING ROOM: (rear): 9'66 x 15'60, (2.94m x 4.75m), double glazed doors to rear garden,

KITCHEN: (rear): 15'43 x 8'52, (4.70m x 2.59m), double glazed window to rear, double radiator, 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, space for cooker, integrated fridge and dishwasher, and door to utility room.

UTILITY ROOM: fitted wall and base units, stainless steel sink unit, space for freezer, plumbed area for washing machine, single radiator and door to garden.

FIRST FLOOR LANDING AREA: double glazed window to side, loft access.

LOFT: partially boarded and pull-down ladders.

FAMILY BATHROOM: 3-piece suite comprising wash hand basin, low level wc and shower, double glazed window to rear, and heated towel rail.

BEDROOM ONE: (rear): 13'01 x 8'52, (3.96m x 2.52m), double glazed window to front, single radiator and fitted wardrobes.

BEDROOM TWO: (rear): 9'33 x 10'42, (2.84m x 3.17m), double glazed window to rear and single radiator as well as built cupboard.

BEDROOM THREE: (front): 6'32 x 7'73, (1.92m x 2.34m), double glazed window to front, single radiator and built in cupboard.

EXTERNALLY: to the front is a single garage with electric roller shutter door, as well as paved drive. To the rear is two sheds. 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: Garage/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: B

EPC RATING: D

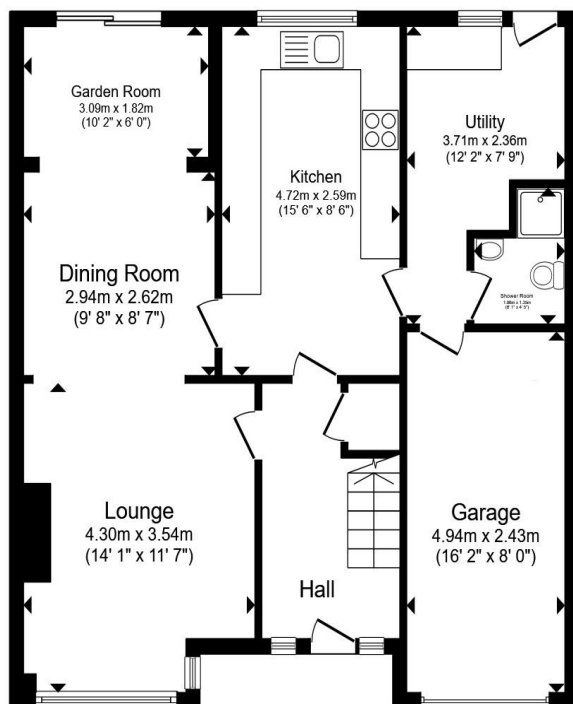
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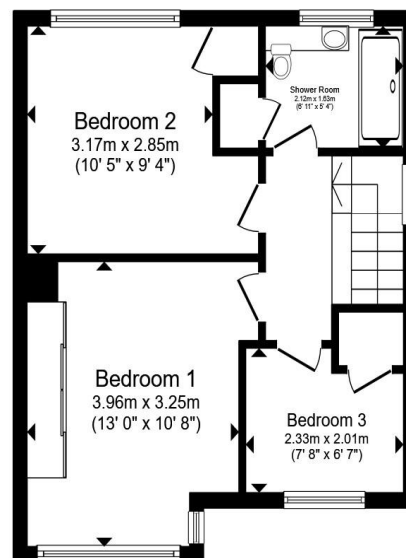
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Ground Floor



First Floor

Total floor area 113.6 m² (1,223 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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.

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