



Seventh Avenue | Blyth | NE24 2TA

£125,000

Discover the perfect blend of space, style and convenience in this beautifully presented three-bedroom semi-detached home, ideally positioned on the ever-popular Street in Blyth. An exceptional opportunity for families seeking comfort and modern living, this impressive property must be viewed to be fully appreciated. Step inside the welcoming entrance hall, adorned with striking tiled flooring, setting the tone for the elegant interiors beyond. The heart of the home is the spacious dining kitchen, thoughtfully designed for both cooking and entertaining, while the light-filled lounge offers a relaxing retreat. Completing the ground floor is a charming sun room, ideal for enjoying year-round natural light and garden views. To the first floor, you will find three well-proportioned bedrooms alongside a stunning newly fitted family shower room, finished to an exceptional standard with contemporary fixtures and a sleek w.c. Externally, the property boasts a private driveway providing valuable off-street parking, along with enclosed gardens to the rear and side, perfect for outdoor dining, children's play or simply unwinding. An added bonus is the detached garage, offering additional storage or flexible use. Perfectly situated close to excellent local schools, town centre amenities and convenient transport links, this wonderful home sits within a highly sought-after residential area and promises comfortable, stylish living for years to come. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Stunning Three-Bedroom House

**Sought After Estate, Close
Transport Links**

**Garage And Off-Street
Parking**

Sunroom

**Gardens to Front, Side and
Rear**

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

**Mains Electric, water,
Sewerage**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

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

LOUNGE: (front & rear): 11'01 x 17'34, (3.35m x 5.28m), alcoves with electric fire and surround, patio doors to conservatory and double-glazed window to front.

KITCHEN: (rear): 11'01 x 17'34, (3.35m x 5.28m), a range of wall floor and drawer units with coordinating roll edge work surfaces, plumbed area for washer and space for free standing cooker and hob.

CONSERVATORY: 9'84 x 7'44, (2.99m x 2.26m), windows top to bottom and pvc roof.

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: three-piece suite comprising shower cubicle, wash hand basin and low level wc, as well as tiled walls.

BEDROOM ONE: (rear): 10'41 x 12'67, (3.17m x 3.86m), double glazed window to rear and double radiator.

BEDROOM TWO: (front): 7'40 x 9'20, (2.40m x 2.80m), double glazed window to front and double radiator.

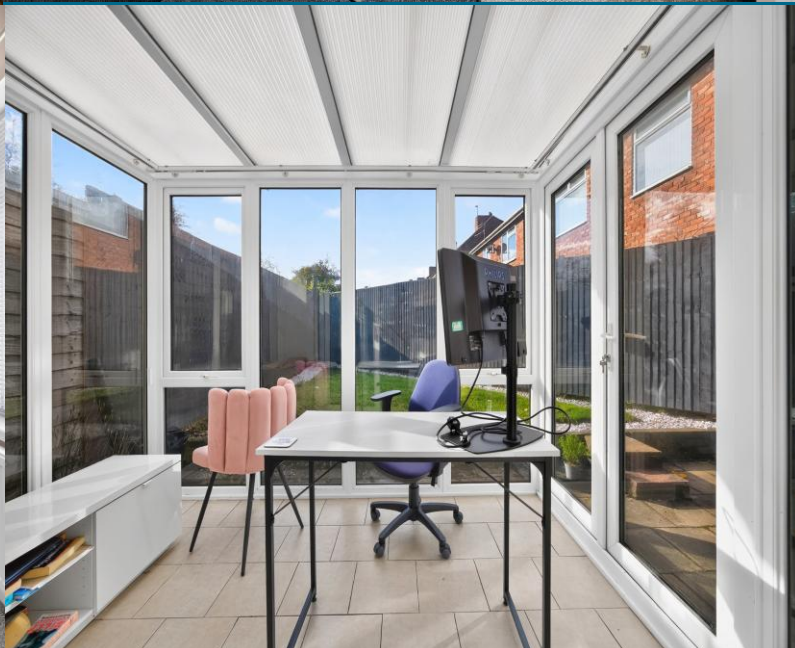
BEDROOM THREE: (rear): 10'48 x 6'56, (3.19m x 1.99m), double glazed window to rear and paneling to wall as well as double radiator.

EXTERNALLY: to the rear is laid mainly to lawn with patio area, to the front is also laid mainly to lawn with driveway and single garage.

T: 01670 352900

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: 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

COUNCIL TAX BAND: A

EPC RATING: D

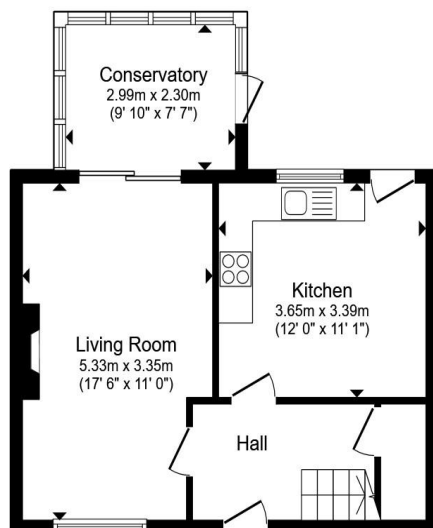
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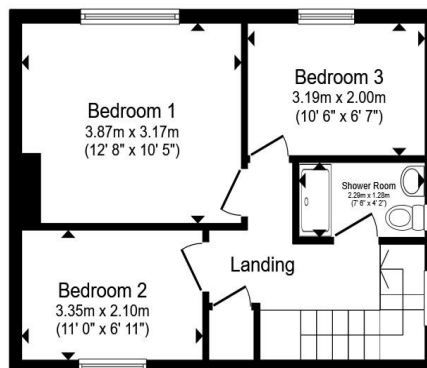
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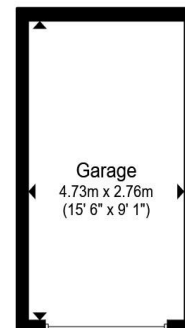
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Ground Floor



First Floor



Garage

Total floor area 96.1 m² (1,035 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		85 B
69-80	C		
55-68	D	65 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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