

Bolam Avenue | Blyth | NE24 5BX

£145,000

From the crackle of the log burner to the beautifully presented interior, this delightful three-bedroom semi is a home designed to be enjoyed in every season. Positioned on the ever-popular Bolam Avenue, Blyth, this gorgeous three-bedroom semi-detached home offers stylish, well-presented accommodation throughout, complemented by a garage, off-street parking, and attractive front and rear gardens. The property welcomes you with a handy porch leading into a bright hallway. At the heart of the home is the impressive lounge/diner, a warm and inviting space featuring a cosy log burner and patio doors opening onto the rear garden, making it ideal for both relaxing evenings and entertaining guests. The modern kitchen is beautifully presented and provides ample storage and workspace for everyday family living. To the rear of the garage, a useful utility area offers additional practicality and storage. The first floor boasts three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families, first-time buyers, or those seeking extra space. Externally, the property benefits from well-maintained front and rear gardens, a garage, and off-street parking. Combining character, comfort, and practicality in a sought-after residential location, this fantastic home is certain to appeal to a wide range of buyers. Early viewing is highly recommended.

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Three-Bedroom Semi

Garage And Off-Street Parking

Beautiful Log Burner

Utility Area and Porch

Mains Water Electricity and Sewage

Freehold, Epc Rating D, Council Tax Band B

Gas Heating, Fibre to Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door

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

LOUNGE/DINER: (front): 25'61 x 12'65, (7.80m x 3.85m), double glazed window to front, double radiator, log burner, and double doors to rear garden.

KITCHEN: (rear): 11'88 x 8'79, (3.62m x 2.67m), double glazed window to rear, double radiator rang of wall, floor ad drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, gas oven with extractor fan above, space for fridge freezer, and plumbed area for washing machine.

FAMILY BATHROOM: 3-piece suite comprising panelled bath, pedestal wash hand basin, low level wc, double glazed window to rear and side, heated towel rail, part tiling to walls, tiled flooring.

BEDROOM ONE: (front): 12'00 x 9'02, (3.65m x 3.74m), double glazed window to front, double radiator and fitted wardrobes and drawers.

BEDROOM TWO: (rear): 11'29 x 11'04, (3.44m x 3.36m), double glazed window to rear double radiator.

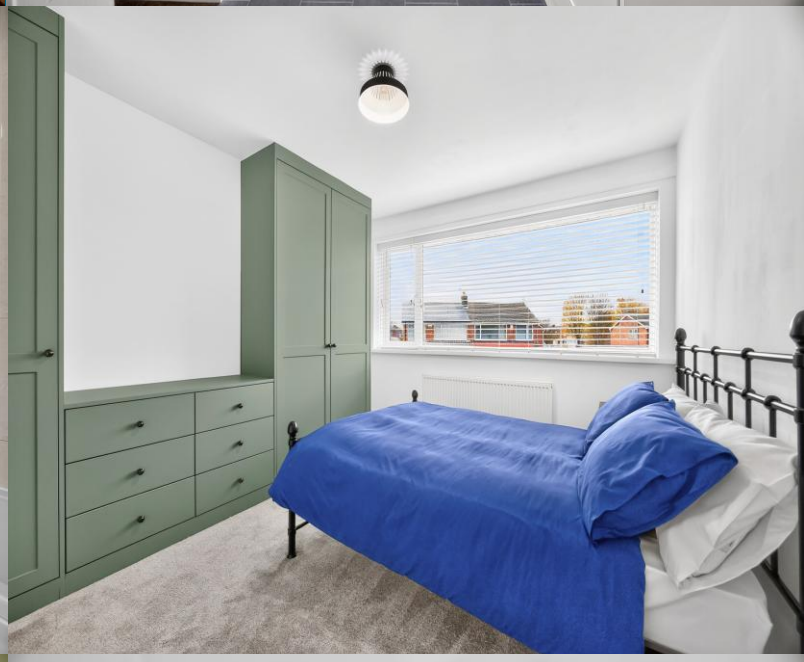
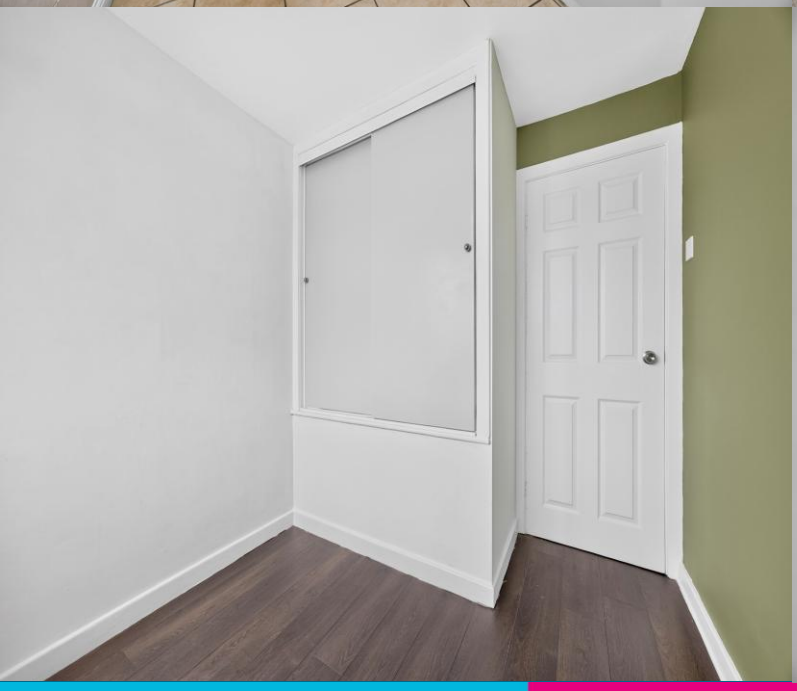
BEDROOM THREE: 7'99 x 6'38, (2.43m x 1.94m), double radiator, fitted wardrobes.

EXTERNALLY: to the front is off street parking with a garage and is laid mainly to lawn. To the rear is paved with garden shed and outside tap.

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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: D

EPC RATING: D

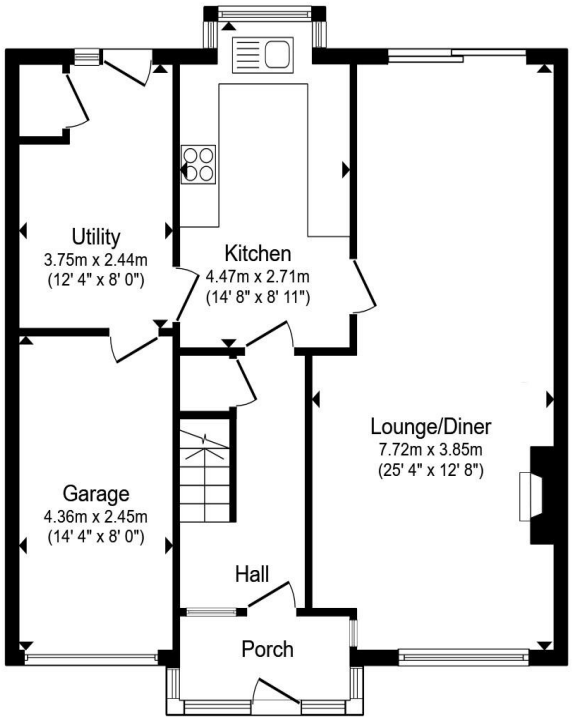
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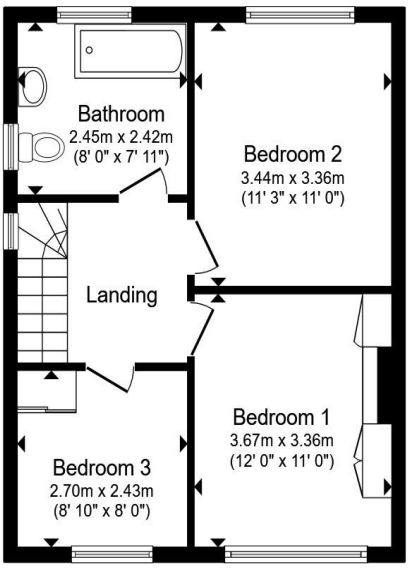


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Ground Floor

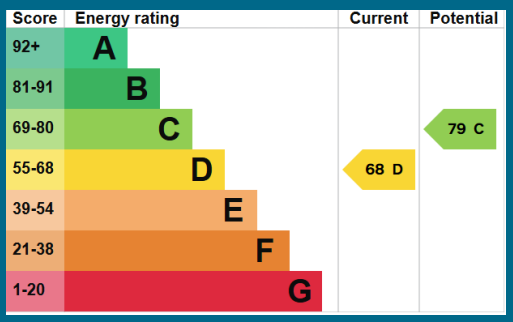


First Floor

Total floor area 117.7 m² (1,267 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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The Property Ombudsman

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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