

Melville Avenue Blyth

A gorgeous Three Bedroom Semi detached house, located in this popular cul-de-sac on South Beach Estate. Within the catchment area for local schools. The property briefly comprises; Entrance lobby, light and airy lounge, downstairs WC, Kitchen /diner and Conservatory. Three good size bedrooms to the first floor, and recently refitted family bathroom with WC. The property benefits from front and rear gardens with garage off street parking.

Asking Price £185,000







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PROPERTY DESCRIPTION ENTRANCE HALL

Double glazed entrance door, staircase to first floor, double radiator

GROUND FLOOR CLOAKS/WC

Double glazed window to front, low level WC, wash hand basin, radiator, part tiled wall

LOUNGE

Double glazed window to front, coving to ceiling, double radiator, double doors to dining kitchen.

DINING KITCHEN 15' 06" (4.72m) X 8' 08" (2.64m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in double electric oven and 5 burner gas hob, space for automatic washing machine and dishwasher. Part tiled walls, under stairs cupboard, integral fridge/freezer, radiator, double glazed window to rear, double glazed French door to rear.

FIRST FLOOR LANDING

Access to roof space

BEDROOM ONE 8' 09" (2.67m) X 13' 07" (4.14m)

Double glazed window to front x 2, fitted wardrobes, built in wardrobe, radiator

BEDROOM TWO 8' 10" (2.69m) X 9' 04" (2.84m)

Double glazed window to rear, radiator

BEDROOM THREE 5' 11" (1.8m) X 8' 11" (2.72m)

Double glazed window to rear, radiator

BATHROOM/WC

White three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, heated towel rail, extractor fan, double glazed frosted window to side.

FRONT GARDEN

Lawned area, driveway providing off street parking leading to garage.

REAR GARDEN

Lawned area, patio, flower, tree and shrub borders, external water supply, decked area, fenced boundaries, gated access to side.

GARAGE

Attached garage with up and over door, storage to eaves, light and power points

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

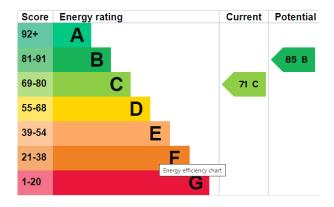
Parking: Garage & Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C **EPC RATING:** C

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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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