



Drake Avenue

Blyth

Welcome to this stunning three-bedroom detached double-fronted home, nestled in the highly sought-after South Shore estate, just minutes from the beach. Perfectly designed for modern living, this property boasts a welcoming entrance hallway leading to a bright and spacious lounge with French doors opening to a private rear garden, ideal for indoor-outdoor entertaining. The ground floor also offers a convenient WC and a contemporary kitchen diner with additional garden access, creating a fantastic space for family gatherings. Upstairs, you'll find three generously sized bedrooms, including a master suite with its own En-suite bathroom, and a stylish family bathroom serving the remaining rooms. Outside, the property benefits from a paved front area with off-street parking for two cars, complete with an electric vehicle charge point. At the rear, enjoy a low-maintenance garden with gated access to a private garage and additional parking. This home combines seaside charm with practicality, ideal for families and those looking to enjoy coastal living at its best. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£228,000

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Drake Avenue Blyth

ENTRANCE

UVPC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

LOUNGE 18'51 (5.61) X 10'21 (3.10)

Double glazed window to front, single radiator, double glazed doors to rear garden



KITCHEN/DINING ROOM 18'46 (5.59) X 9'30 (2.82)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob, space for fridge/freezer, plumbed for washing machine and dish washer, double glazed doors to rear garden

FIRST FLOOR LANDING

Loft access, partially boarded, built in storage cupboard

BEDROOM ONE 18'56 (5.61) X 10'38 (3.12) maximum measurements into recess

Double glazed windows to front & rear, single radiator

EN-SUITE

Double glazed window to front, low level WC, hand basin, single radiator, shower cubicle, part tiling to walls

BEDROOM TWO 10'58 (3.18) X 8'41 (2.54) minimum measurements excluding recess

Double glazed window to front, single radiator

BEDROOM THREE 9'47 (2.84) X 7'72 (2.31)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, pedestal wash hand basin, double glazed window

FRONT

Blocked paved, driveway for up to two cars, EV charger point

REAR GARDENS

Laid mainly to lawn

GARAGE

To rear, single, with additional parking space



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage, allocated parking space & 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.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	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 relation to this property.

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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