



Winchester Avenue | Blyth | NE24 2EY

£260,000

Expertly extended and immaculately presented, this substantial semi-detached residence delivers refined luxury and premium craftsmanship at every turn. From the outset, the home impresses with a grand entrance hallway that immediately conveys quality and elegance, complemented by clever slide-out storage that seamlessly blends style with practicality. The front lounge is a beautifully appointed space, featuring a striking fireplace with a gas fire as its focal point and a classic bay window that fills the room with natural light, creating a warm and inviting atmosphere. Original features flow throughout the property, adding character and charm that perfectly balance the contemporary enhancements. The dining room is equally impressive, offering flexibility for modern lifestyles with a cleverly designed fold-out office space. Gorgeous acoustic industrial-style doors provide a bold yet elegant design feature, allowing the room to adapt effortlessly between work, dining and entertaining. To the rear, the home opens into a stunning large kitchen extension designed to an exceptional show-home standard. Flooded with light from ceiling window lanterns, this impressive space forms the heart of the home, offering integrated appliances, a statement centre island and a generous family living area ideal for both everyday living and entertaining. A separate utility room and a stylish downstairs W.C further enhance the functionality of the ground floor. To the first floor, there are three well-proportioned bedrooms, all finished to a high standard and continuing the home's sense of comfort and quality. The bathroom is particularly charming, featuring a freestanding bath alongside a separate shower cubicle, creating a luxurious and relaxing retreat. Externally, the property enjoys a charming rear garden with the added benefit of side access, offering a private and peaceful outdoor space that complements the interior perfectly. This is a truly exceptional extended home, combining period character, modern luxury and thoughtfully designed living spaces to create a standout property. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

RMS | Rook
Matthews
Sayer



3



2



1

**Substantial Show Home
Standard Semi**

**Large Extension to Rear with
Ceiling Window Lanterns**

**Downstairs W.C, Utility Room
and Slide out Storage to Hallway**

**Mains Water, Electricity and
Sewage**

Freehold, Council Tax Band C

**Beautiful Kitchen with Centre
Island and Family Space**

**Dining Room with Fold out Office
Space and Gorgeous Acoustic**

Original Features Throughout

**Charming Bathroom with
Freestanding Bath and Shower
Cubicle**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC entrance door opening into a double glazed porch, with an internal door leading into the hallway featuring the original leaded glazing.

ENTRANCE HALLWAY: Attractive entrance hallway featuring wall paneling, stairs to the first floor landing, a double radiator and double-glazed window.

DOWNSTAIRS CLOAKS/W.C.: Low level w.c, hand basin, double glazed window, half height wall tiling and tiled floor.

LOUNGE: (front): 18'77 x 13'05 (5.72m x 3.97m). A spacious front lounge featuring a double glazed bay window, two radiators (one within the bay and one to the entrance wall), original coving and picture rail, and a fire surround with gas insert and marble hearth.

DINING ROOM: (rear): 10'88 x 14'44 (3.22m x 4.40m), double radiator, original fire surround with marble hearth, original ceiling rose, picture rail and coving to the ceiling. The fold out office space is integrated within a set of fitted wall units that include lighting.

KITCHEN: (rear): 17'72 x 18'89 (5.40m x 5.75m). A spacious rear kitchen featuring three double radiators, two ceiling window lanterns, and a comprehensive range of wall, floor and drawer units with coordinating roll edge work surfaces and matching sink unit with mixer tap. The kitchen includes two built in AEG multifunction ovens (one with microwave capability), an AEG electric hob with a rise up worktop extractor, a separate integrated tall fridge and separate integrated tall freezer, integrated dishwasher, spotlights to the ceiling, a central island, a media wall with integrated lighting, and two sliding doors to the rear garden that open from both ends.

UTILITY ROOM: 5'95 x 7'14 (1.81m x 2.17m). Fitted wall and base units with stainless steel sink and mixer tap, half height wall tiling, plumbed space for a washing machine and additional space for a tumble dryer. The room also features a single radiator, ceiling spotlights and houses the combi boiler.

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

LOFT: boarded with pull down ladders and lightning

FAMILY BATHROOM: 3 piece suite comprising freestanding bath and separate shower cubicle (fully tiled), with part tiled walls and tiled flooring. The room includes a fitted unit beneath the sink, a floating tall cupboard, a mirrored cabinet above the sink, underfloor heating, and spotlights to the ceiling and a double glazed window to the side. The WC is located in a separate room, which also benefits from underfloor heating.

BEDROOM ONE: (rear): 14'03 x 11'71 (4.27m x 3.56m), double glazed window, single radiator, and original picture rail.

BEDROOM TWO: (front): 13'05 x 9'09 (3.97m x 2.77m). Double glazed window to front, single radiator, fitted wardrobes with lighting, and additional fitted units within the alcoves.

BEDROOM THREE: (front): 7'79 x 9'5 (2.37m x 2.28m). Double glazed window to front, single radiator, fitted wardrobes with integrated lighting, and an integrated vanity unit featuring a mirrored cupboard with power.

EXTERNALLY: Low maintenance garden to the front. The rear garden features two patio areas, one directly outside the kitchen and a second patio at the bottom of the garden, along with established bushes and shrubs.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: on street parking

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.

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: C

EPC RATING: TBC

BL00011935.AJ.BH.30/01/2026.V.2



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

"DoubleClick Insert Picture"
FLOORPLAN TBC

"DoubleClick Insert Picture"
EPC RATING TBC

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.

