

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Melville Avenue, Blyth NE24 3SU

Melville Avenue,
Blyth NE24 3SU

**Offers In The Region
Of £300,000**

Signature North East welcomes to the market this stunning detached house located on Melville Avenue in Blyth. Situated in a desirable residential area, this property offers easy access to amenities and attractions. Blyth Town Centre, just 1.5 miles away, features a variety of shops, supermarkets, restaurants, and cafes. Blyth Beach is a few minutes away, perfect for relaxation and recreation. This home is in the catchment area for Bede Academy, ideal for growing families seeking quality education.

As you step into this property, the hallway leads to the principal ground floor rooms. To the left, the living room is spacious and features a free-standing log burner for cosy nights. The box bay window adds character and natural light. The open-plan kitchen/dining/family room is perfect for gatherings and daily living and the hub of the home. The kitchen offers ample storage, an island for casual meals, and the dining area for formal dining. The family room, with another log burner and bifold doors, invites the outdoors in. A downstairs WC adds convenience.

Upstairs, the property offers four well-appointed double bedrooms, each a haven for relaxation. The master bedroom includes a 3-piece en-suite with a walk-in shower. The family bathroom serves the remaining bedrooms and includes a bathtub with a shower, a vanity hand basin, and a WC.

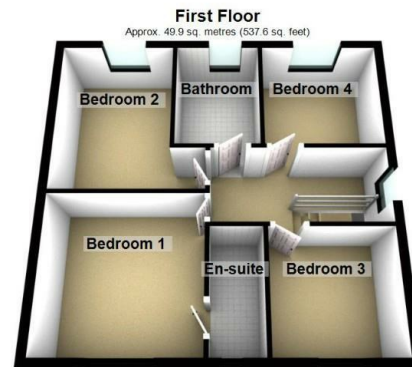
Outside, the large back garden is accessed via the bifold doors. The patio area transitions seamlessly to the grass area, perfect for outdoor activities and gatherings. For parking, the double drive offers off-road parking for two vehicles, and the single garage provides additional parking or storage.

Don't miss the opportunity to make this beautiful house your new home. Call Signature North East today to book your appointment.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 127.6 sq. metres (1373.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
13'8" x 10'11"

Family Kitchen / Dining Room
23'8" x 18'5"

WC
5'10" x 3'0"

Bedroom One
10'10" x 10'9"

En Suite
8'5" x 3'6"


Bedroom Two
11'6" x 10'10"

Bedroom Three
8'6" x 8'5"

Bedroom Four
8'6" x 8'1"

Bathroom
8'1" x 6'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News