

SIGNATURE

NORTH EAST

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📍 Wansbeck Avenue, Blyth NE24 3LF

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Offers Over £190,000

Signature North East welcomes you to this charming three-bedroom semi-detached home, ideally located in the heart of Blyth. Perfectly positioned to enjoy both everyday convenience and scenic coastal walks, with amenities and the beach just a short distance away. The property has been rewired and benefits from a number of improvements throughout, creating a fresh and welcoming environment.

As you enter the property, you're greeted by a bright hallway leading into the spacious open-plan living/dining area. This space is enhanced by a large bay window and sliding doors that open onto the rear garden, filling the room with natural light. The kitchen features stylish wall and base units with sleek countertops, as well as integrated oven and hob. A convenient utility room sits just off the kitchen for added practicality.

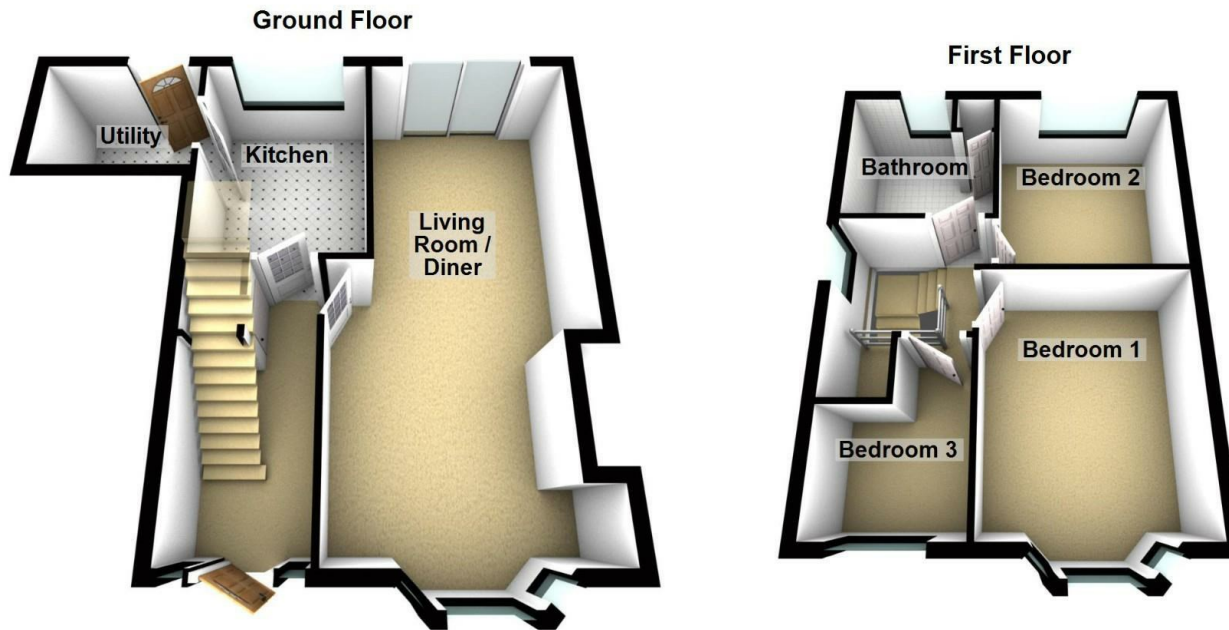
Upstairs, you'll find three well-sized bedrooms, two of which are spacious doubles, ideal for families or those working from home. The family bathroom is tastefully fitted and includes a bathtub, overhead shower, wash basin and WC. The first floor has also been upgraded with new radiators, ensuring the home remains warm and efficient year-round.

The garden has been carefully maintained and was improved just two years ago, featuring a lawn and raised patio area, ideal for outdoor relaxation. A garage and private driveway provide off-street parking, with visitor bays available nearby for added convenience.



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

PROPERTY FLOORPLAN



Total area: approx. 85.1 sq. metres (916.3 sq. feet)

Measurements:

Living Room / Diner
23'10" x 11'11"

Kitchen
10'8" x 8'3"

Utility
5'11" x 7'10"

Bedroom One
12'7" x 10'9"

Bedroom Two
11'0" x 9'11"

Bedroom Three
9'7" x 7'2"

Bathroom
7'8" x 8'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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