



Bates Avenue | Blyth | NE24 5TQ

£130,000

Beautifully presented and full of natural light, this charming two-bedroom semi-detached home offers a wonderful balance of comfort and practicality in a highly convenient location close to local shops and schools. The ground floor features a light and airy lounge, creating a welcoming space to relax or entertain. The kitchen is well-appointed with a range of fitted units and some integrated appliances, providing both functionality and modern appeal. A convenient downstairs W.C. completes the ground floor accommodation. Upstairs, the first floor offers two generous double bedrooms, both well-proportioned and ideal for restful retreats. The family bathroom is neatly presented and serves the bedrooms comfortably. Externally, the property truly shines with a gorgeous, large rear garden offering plenty of space for outdoor dining, play, or future landscaping potential. To the front, there is off-street parking for two cars, adding to the home's practicality and appeal. This delightful home presents an excellent opportunity to acquire a beautifully presented property in a sought-after and convenient location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Beautiful Two Bedroom
Semi**

Downstairs W.C

Off Street Parking For Two

**Freehold, Epc Rating B,
Council Tax Band A**

**Close To Shops and
Transport Links**

**Mains Water, Sewage and
Electricity**

**Gas Heating, Cable
Broadband**

Two Double Bedrooms

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Entrance Door

ENTRANCE HALLWAY: single radiator

DOWNSTAIRS CLOAKS/W.C.: low level wc, double glazed window and single radiator.

LOUNGE: (side): 12'19 x 13'63, (3.71m x 4.15m), double glazed window to front and side.

KITCHEN: (rear): 12'15 x 7'73, (3.70m x 2.35m), double glazed window to rear, double radiator, coordinating sink unit and drainer with mixer tap, electric fan assisted oven, integrated fridge freezer, plumbed area for washing machine and double glazed doors to rear garden.

FIRST FLOOR LANDING AREA

LOFT

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to side, single radiator, and part tiling to walls.

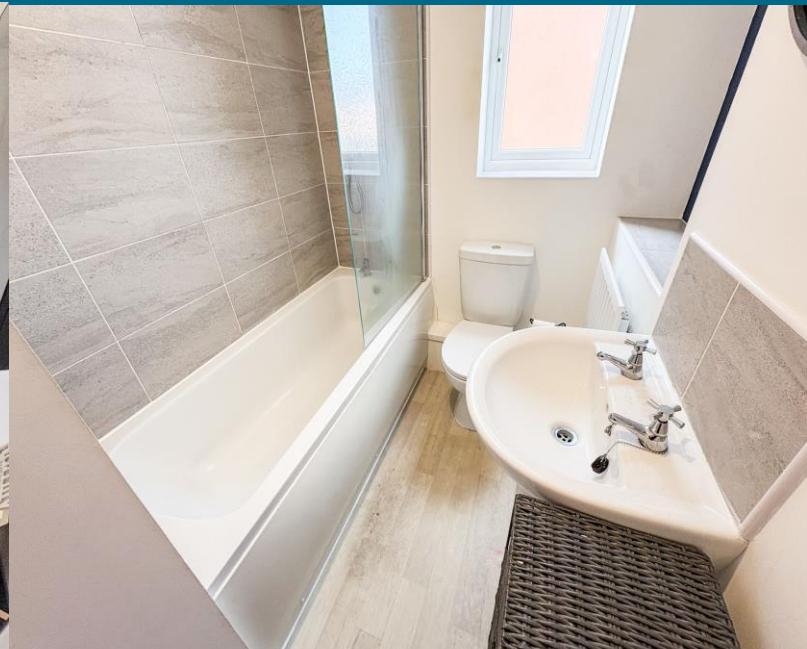
BEDROOM ONE: (front): 10'50 x 12'24, (3.20m x 3.73m), double glazed window to front and single radiator.

BEDROOM TWO: (rear): 12'22 x 7'74, (3.72m x 2.35m), double glazed window to rear, single radiator and built in cupboard.

EXTERNALLY: to the rear is laid mainly to lawn with decking area and garden shed, to the front is a low maintenance garden with two off street parking spaces.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: 2 off 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: A

EPC RATING: B

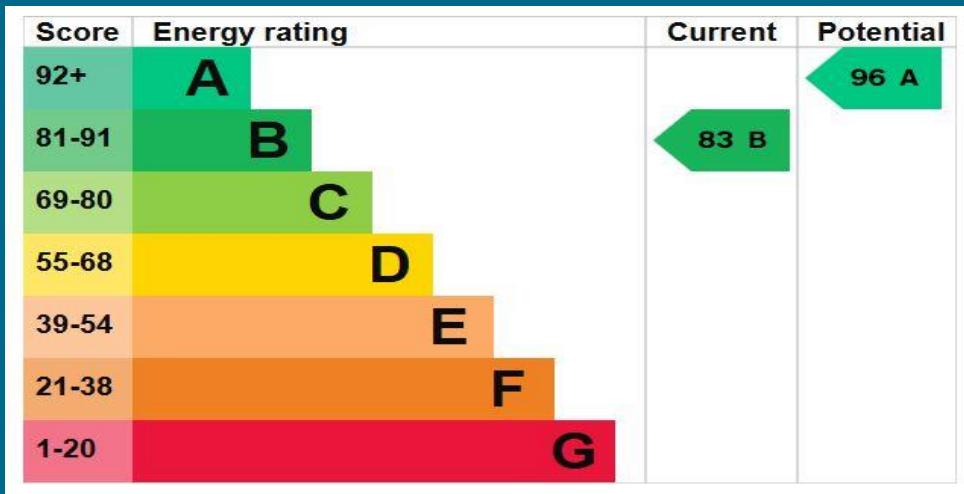
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EPC RATING

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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.

