



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@rmstateagents.co.uk](mailto:Blyth@rmstateagents.co.uk) to arrange your viewing.

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**Beautiful Two Bedroom  
Semi**

**Close To Shops and  
Transport Links**

**Downstairs W.C**

**Mains Water, Sewage and  
Electricity**

**Off Street Parking For Two**

**Gas Heating, Cable  
Broadband**

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

**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.

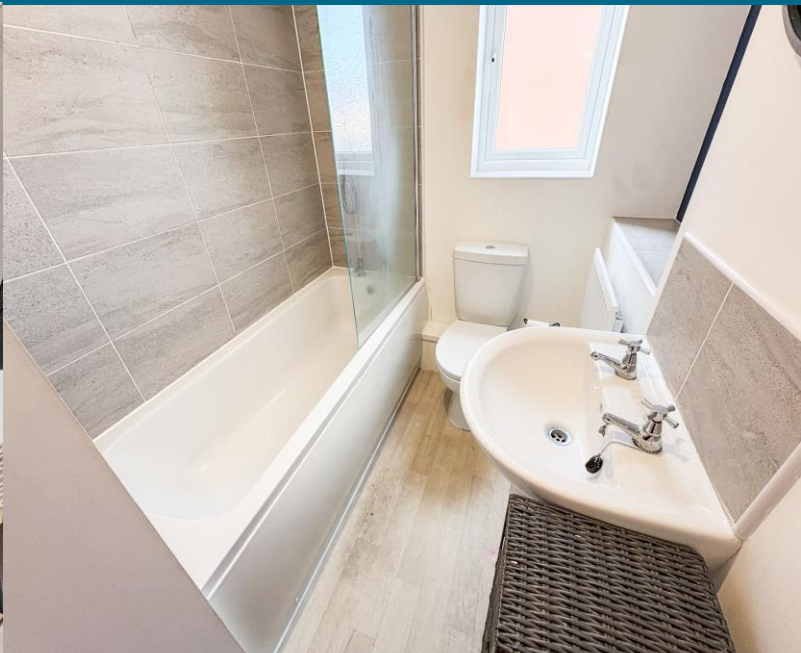
**EXTERNALLY:** to the rear is laid mainly to lawn with decking area and garden shed, to the front is a low maintenance garden with two off street parking spaces.

**T: 01670 352 900**

**Blyth@rmsestateagents.co.uk**

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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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## EPC RATING

**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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