



## 34 Weardale Avenue , Blyth NE24 5LQ

- Three bedroom
- Double driveway
- Outside Storage
- Fitted kitchen
- Chain free
- Large rear garden
- Low level W/C

**£120,000**





Welcome to this three-bedroom link semi-detached house located on Weardale Avenue in Blyth. This property offers an ideal choice for families or first-time buyers.

Upon entering, entrance hallway, The fitted kitchen is well-equipped, offering ample storage and workspace for all your culinary needs.

The property boasts three generously sized bedrooms, providing plenty of space. The bathroom is conveniently located, ensuring ease of access for all.



One of the standout features of this home is the large rear yard, which offers a fantastic outdoor space. Additionally, the driveway provides off-street parking, a valuable asset.

This property is being offered chain-free,

Viewing is recommended and can be arranged by calling our office on (0191) 2376060



**Entrance Hallway**

**Living Room**

21'5X12'9

**Kitchen**

11'7 X10'2

**Downstairs w/c**

**Bedroom One**

12'6 X 9'03

**Bedroom Two**

15'7 X 11'8

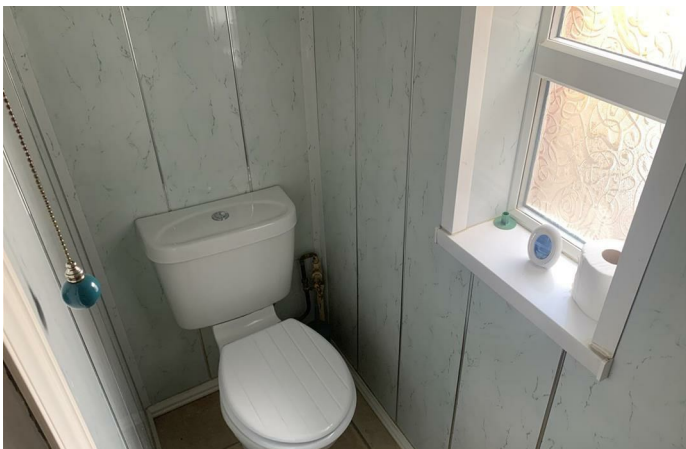
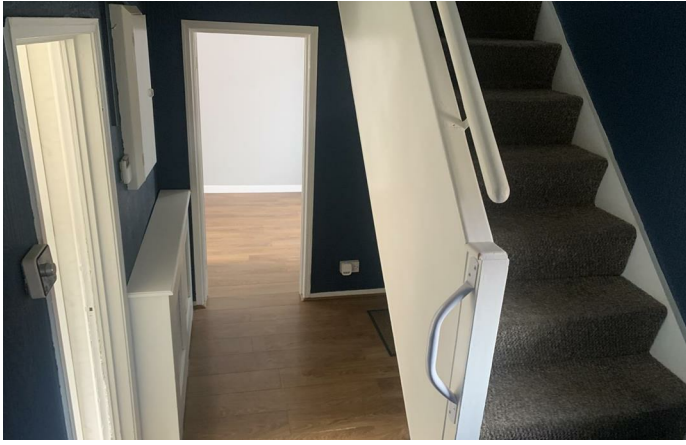
**Bedroom Three**

15'7 X 11'8

**Bathroom**


6'3 X 5'5








**Local Authority**  
**Council Tax Band A**  
**EPC Rating**  
**Tenure**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**ML Estates Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.