



Ninth Avenue | Blyth | NE24 2TD

**£95,000**

Enjoying a wonderful sense of space and seclusion, this traditional semi-detached home is ideally located at the head of a sought-after horseshoe cul-de-sac and benefits from a lovely open aspect. Offered for sale with no upward chain, the property is approached via a private driveway with gardens to both the front and rear. The internal accommodation combines traditional charm with modern comfort. The welcoming lounge features a gas fire, creating a cosy focal point, while the stylish re-fitted dining kitchen is finished to a contemporary standard and includes integrated appliances, making it perfect for both everyday living and entertaining. A rear lobby provides access to the garden, seamlessly linking indoor and outdoor space. To the first floor are two well-proportioned double bedrooms, along with a bathroom fitted with a shower and a separate WC, offering added convenience. Externally, the property boasts a generous rear garden with a shed, complemented by a front garden and driveway. The open outlook across a green area further enhances the peaceful setting, while gas central heating and double-glazed windows ensure comfort throughout the year. Ideally situated close to the town centre and a range of local amenities, this attractive home presents an excellent opportunity for buyers seeking a blend of location, character, and practicality. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Charming Two Bedroom Semi  
Detached House**

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

**No Upper Chain**

**Mains Water, Sewage And  
Electricity**

**Off Street Parking To Front**

**Front and Rear Gardens**

**Close To Shops and Transport**

**Gas Heating**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance Door

**ENTRANCE HALLWAY:** Stairs to first floor landing and single radiator.

**LOUNGE:** (front): 11'96 x 12'97, (3.64m x 3.95m), double glazed window o front, double radiator, coving to ceiling, and fire surround with electric insert and hearth.

**KITCHEN:** (rear): 8'95 x 17'61, (2.72m x 5.36m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric oven, electric hob with extractor fan above, space for fridge freezer, plumbed area for washing machine and storage cupboard.

**FIRST FLOOR LANDING AREA:** double glazed widow to side and loft access

#### **LOFT**

**FAMILY BATHROOM:** Panelled bath, shower over mains, hand basin, double glazed window to rear, double radiator and tiling to walls.

**W/C:** Separate toilet with hand basin.

**BEDROOM ONE:** (front): 13'49 x 9'92, (4.11m x 3.02m), double glazed window to front, and double radiator.

**BEDROOM TWO:** (rear): 9'66 x 9'12, (2.94m x 2.77m), double glazed window to rear, double radiator, and built in cupboard.

**EXTERNALLY:** low maintenance garden t front with on off street parking space, to the rear is laid mainly to lawn as well as being low maintenance.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## 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: A**

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



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## 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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