



Stanton Avenue | Blyth | NE24 4PR

£190,000

From the moment you step through the door, it is clear this is a home that has been lovingly maintained and beautifully enhanced to create a truly impressive family residence. Beautifully presented throughout, this immaculate three-bedroom semi-detached home occupies a highly sought-after position within Newsham and is conveniently located within walking distance of the new train station, making it ideal for commuters and families alike. The accommodation begins with a welcoming entrance hallway, leading through to a spacious lounge/diner, perfect for both relaxing and entertaining. The well-appointed kitchen is complemented by a useful utility room, while the conservatory provides additional living space and enjoys pleasant views over the rear garden. To the first floor, there are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property continues to impress with a lovely, well-maintained rear garden providing the perfect space for outdoor enjoyment. A garage and off-street parking for two vehicles add further practicality to this wonderful home. Offering a superb combination of style, space and location, with excellent local amenities, schools and transport links close at hand, this exceptional property is sure to appeal to a wide range of buyers.

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Beautifully Presented Three-Bedroom House

Garage And Off-Street Parking for Two Cars

Conservatory And Utility Room

Close To New Train Station

Freehold Epc Rating B, Council Tax Band B

Mains Water Electricity and Sewage

Gas Heating, Fibre to Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance Door

ENTRANCE HALLWAY: stairs to first floor landing, single radiator and storage cupboard.

LOUNGE: (front): 11'47 x 13'84, (3.49m x 4.21m), double glazed window to front, double radiator, coving to ceiling, and paneled wall.

DINING ROOM: 11'47 x 13'84, (3.49m x 4.21m), double radiator, and doors to conservatory.

KITCHEN: (rear): 8'96 x 10'50, (2.73m x 3.20m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob with extractor fan above.

CONSERVATORY

FIRST FLOOR LANDING AREA: double glazed window

FAMILY BATHROOM: 4 piece suite comprising, paneled bath, shower over, pedestal wash hand basin, shower cubicle, low level wc, spotlights to ceiling, double glazed window to rear, tiling to floor and walls.

BEDROOM ONE: (front): 9'86 x 11'74, (3.00m x 3.58m), double glazed window to front, single radiator, and fitted wardrobes and drawers.

BEDROOM TWO: (rear): 8'95 x 10'71, (2.72m x 3.26m), double glazed window to rear, single radiator and built in cupboard.

BEDROOM THREE: (front): 7'71 x 8'76, (2.35m x 2.67m), double glazed window to front, single radiator, built in cupboard, and cove to ceiling.

EXTERNALLY: to the front is laid to lawn with driveway for up to two vehicles, to the rear is paved garden

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PRIMARY SERVICES SUPPLY

Electricity: Solar Panels

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast 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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: B

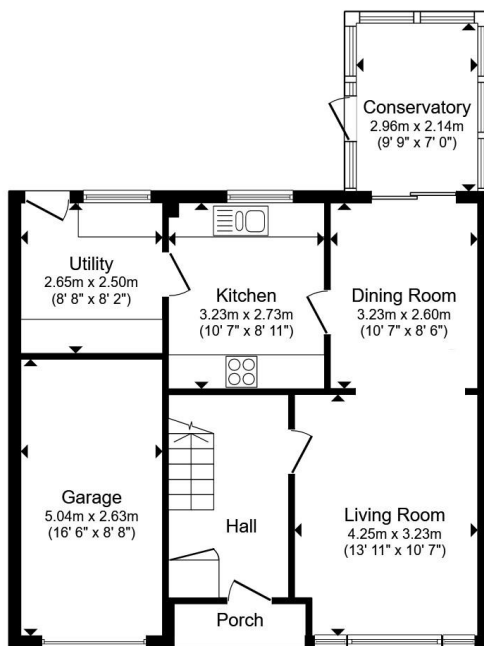
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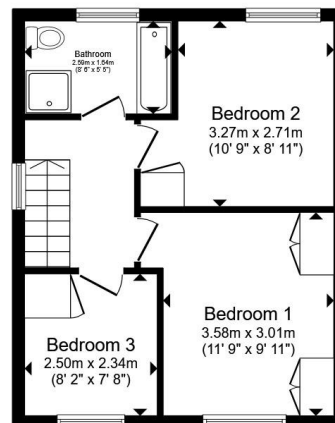
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Ground Floor



First Floor

Total floor area 104.2 m² (1,122 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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