

Bates Avenue | Blyth | NE24 5TQ

£135,000

Offering far more than first meets the eye, this outstanding two-bedroom semi-detached home boasts well-presented accommodation, generous outdoor space, and a highly convenient location. Situated on this popular residential estate in Blyth, close to local shops, schools and excellent transport links, this superb property is sure to appeal to a wide range of buyers. Externally, the home benefits from a front garden, off-street parking and an enclosed rear garden providing the perfect space for relaxing or entertaining. The accommodation briefly comprises an entrance hallway, ground floor W.C., cosy lounge and a modern kitchen with doors opening onto the rear garden. To the first floor there are two spacious double bedrooms and a family bathroom. Combining comfortable living with a great location, this attractive home represents an excellent opportunity for first-time buyers, downsizers and investors alike. Early viewing is highly recommended.

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Gorgeous Two-Bedroom Semi

Beautifully Presented

Handy Downstairs W.C

Front And Rear Gardens, Off Street Parking for Two Cars

Freehold, Epc Rating B, Council Tax Band A

Mains Water Electricity and Sewage

Gas Heating

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

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

LOUNGE: (front & side): 12'43 x 13'58, (3.78m x 4.13m), double glazed window to front and side, and double radiator.

KITCHEN: (rear): 7'75 x 12'28, (2.36m x 3.74m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, and plumbed area for washing machine and dishwasher as well as double glazed patio doors to rear garden.

FIRST FLOOR LANDING AREA: loft access

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

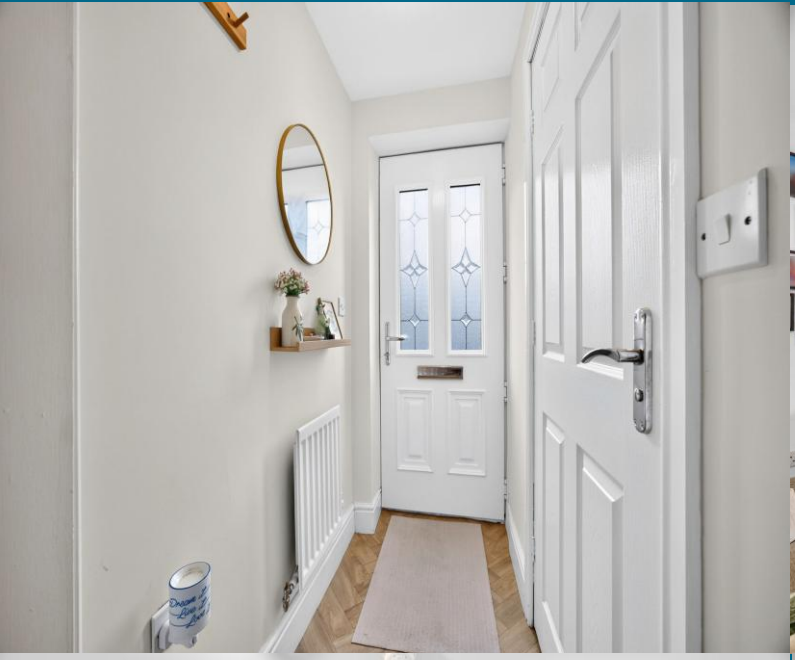
BEDROOM ONE: (front): 12'37 x 10'53, (3.77m x 3.20m), double glazed window to front with single radiator.

BEDROOM TWO: (rear): 12'31 x 7'78, (3.75m x 2.37m), double glazed window to rear, single radiator.

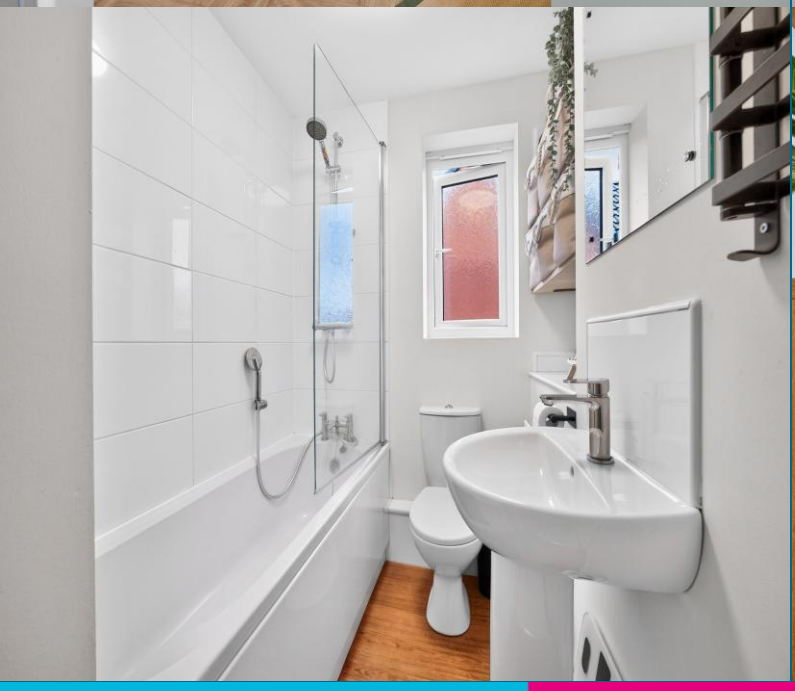
EXTERNALLY: to the front is off street parking, and laid to lawn, to the rear is laid mainly to lawn, patio area and garden shed as well as outside tap,

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
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: A

EPC RATING: B

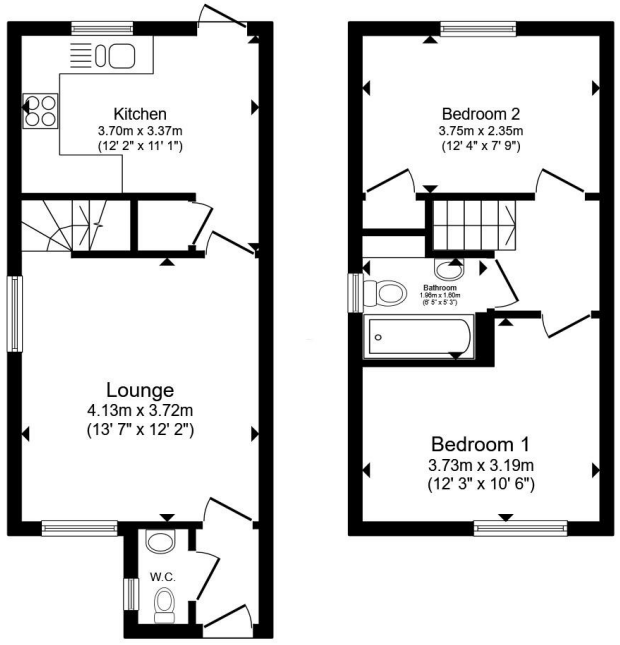
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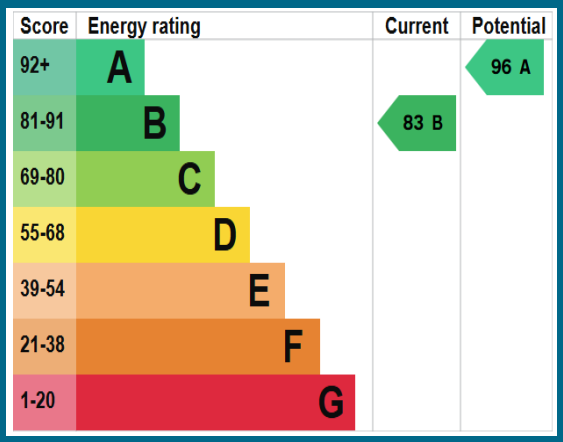


Ground Floor **First Floor**

Total floor area 59.6 m² (641 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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The Property Ombudsman

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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