



Twentieth Avenue | Blyth | NE24 2TU

£69,000



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Two Bedroom Property, Popular Location

Freehold, Council Tax Band A, Epc Rating D

Off Street Parking To Front

Gas Heating, Cable Broadband

No Upper Chain

Mains Water, Sewage and Electricity

**ROOK
MATTHEWS
SAYER**

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door.

ENTRANCE HALLWAY: storage cupboard and single radiator.

LOUNGE: (front): 13'95 x 9'87, (4.25m x 3.00m), double glazed window to front and rear, double radiator and doors to rear.

KITCHEN/DINING AREA: (rear): 9'22 x 10'89, (2.81m x 3.31m), 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 and space for fridge freezer as well as plumbed area for washing machine.

FAMILY BATHROOM (DOWNSTAIRS): panelled bath, shower over bath, low level wc, double glazed window to side, heated towel rail and part tiling to walls.

BEDROOM ONE: (front & rear): 13'97 x 10'45, (4.41m x 3.18m), double glazed window to front and rear, single radiator, and built in cupboard.

BEDROOM TWO: (front & rear): 14'49 x 8'30, (4.41m x 2.52m), double glazed window to front and rear, single radiator.

EXTERNALLY: to the front is laid mainly to lawn with off street parking, to the rear is also laid mainly to lawn with a patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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: D

BL00011890.AJ.BH.19/12/2025.V.1

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		