



Trevelyan Avenue | Blyth | NE24 5SD

**£120,000**

Offering space, style and comfort, this thoughtfully refurbished home on Trevelyan Avenue is ideal for contemporary living. This beautifully presented property has been modernized by the current owners to a very high standard throughout, offering stylish and contemporary interiors. The ground floor briefly comprises a welcoming lounge, a spacious and modern kitchen diner ideal for entertaining, a bright conservatory overlooking the rear garden, as well as a convenient downstairs WC and additional storage. To the first floor, there are three well-proportioned bedrooms and a sleek, modern family bathroom finished to an excellent standard. Externally, the property benefits from off-street parking to the front and a good-sized, enclosed rear garden—perfect for relaxing or family use. Early viewing is highly recommended to fully appreciate the quality and finish of this exceptional home. 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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**Gorgeous Three Bedroom  
Semi**

**Storage Area and  
Downstairs W.C**

**Conservatory and Kitchen /  
Diner**

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

**Gas Heating, Fibre to  
Premises Broadband**

**Mains Water, Electricity and  
Sewage**

**Beautiful Rear Garden and Off Street Parking To Front**

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

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance door

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, double glazed window, tiling to walls, and tiled floor.

**LOUNGE:** (front): 17'34 x 12'06, (5.28m x 3.67m), double glazed window to front, and double radiator.

**DINING ROOM:** (rear): 8'40 x 11'07, (2.56m x 3.37m)

**KITCHEN:** (rear): 10'23 x 8'49, (3.11m x 2.58m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, electric oven, electric hob with extractor fan above, integrated microwave, tiling to floor, and spotlights.

**FIRST FLOOR LANDING AREA:** loft access

**LOFT:** partially boarded, pull down ladders as well as lighting and power.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail and cladding to walls.

**BEDROOM ONE:** (front): 11'96 x 10'04, (3.64m x 3.06m), double glazed window to front, and single radiator.

**BEDROOM TWO:** (front): 8'58 x 13'45, (2.61m x 4.09m), double glazed window to rear, single radiator, and fitted wardrobes.

**BEDROOM THREE:** (front): 9'13 x 8'57, (2.78m x 2.61m), double glazed window to front and single radiator.

**EXTERNALLY:** to the rear is a low maintenance garden with patio area and decking as well as garden shed, to the front is block paved with off street parking.

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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: allocated parking space, driveway and on street parking.

## 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: C**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 72 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 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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