



Teal Avenue | Blyth | NE24 3PT

## Guide Price £135,000

Situated on the highly sought-after Teal Avenue on South Beach, this extended three bedroom semi-detached property is offered for sale with no upper chain and represents an excellent opportunity for buyers seeking a spacious home with significant potential to modernize and add value. Requiring updating throughout, the property provides generous and versatile accommodation that would suit families, investors, or those looking to create a home tailored to their own specification, all within a popular and well-established residential area. The ground floor accommodation begins with an entrance hallway providing access to a lounge featuring a useful storage cupboard, offering a comfortable living space.

There is a separate dining room, ideal for family meals and entertaining, in addition to a breakfast room which leads through to the kitchen. A further downstairs room, previously used as a bedroom, adds to the flexibility of the layout and could be utilized as a guest bedroom, home office, playroom, or additional reception room depending on individual requirements. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a garage and off street parking, providing practical convenience. With its extended layout, adaptable accommodation, and highly desirable location, this property offers an exciting opportunity to refurbish and transform a home in one of South Beach's most sought-after streets. 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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**Three Bedroom Semi plus Room  
Downstairs Used For a Bedroom**

**Garage and Off Street Parking**

**No Upper Chain and Extended**

**Open Plan Lounge/Diner and  
Breakfast Room**

**In Need Of Modernisation**

**Mains Water, Electricity And  
Sewage**

**Ducted Air Heating**

**Freehold, Council Tax Band B**

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

#### **PROPERTY DESCRIPTION:**

##### **ENTRANCE**

##### **ENTRANCE HALLWAY**

**LOUNGE:** (front): 12'21 x 13'68, (3.72m x 4.16m), double glazed window to front.

**DINING ROOM:** (rear): 8'29 x 10'38, (2.51m x 3.16m), double glazed window to rear.

**KITCHEN:** (rear): 14'91 x 6'88, (4.55m x 2.09m), double glazed window to side, 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 oven, electric hob, space for fridge freezer, and plumbed area for washing machine.

**BREAKFAST ROOM:** 8'08 x 11'90, (2.46m x 3.69m), double glazed window to rear.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, hand basin, low level wc, and double glazed window to rear.

**BEDROOM ONE:** (front): 13'58 x 8'60, (4.13m x 2.62m), double glazed window to front, fitted wardrobes.

**BEDROOM TWO:** (rear): 9'31 x 9'28, (2.83m x 2.82m), double glazed window to rear, and fitted wardrobes.

**BEDROOM THREE:** 6'22 x 10'44, (1.89m x 3.18m), built in cupboard.

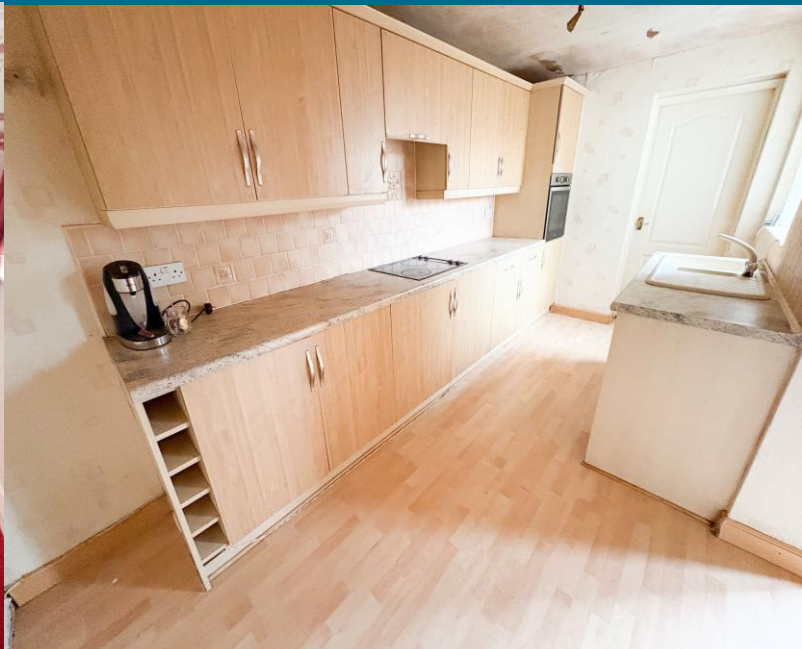
**EXTERNALLY:** to the rear is laid mainly to lawn and to the front is off street parking with a single garage.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage: Not good coverage, calls can drop.

Parking: Garage/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

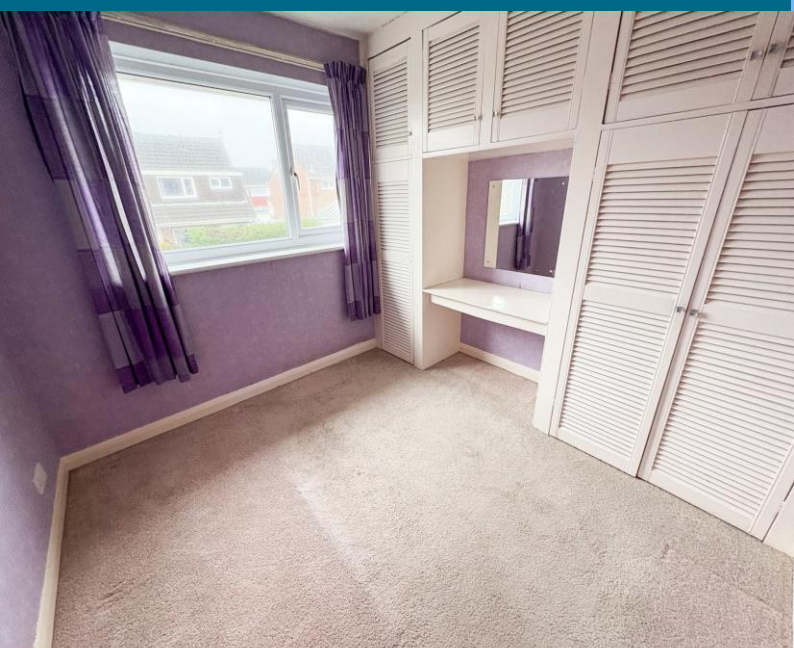
### TENURE

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: B**

**EPC RATING: TBC**

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FLOORPLAN TBC

"DoubleClick Insert Picture"  
EPC RATING TBC

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**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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