



Weardale Avenue | Blyth | NE24 5LG

£110,000

Filled with natural light and offering generously proportioned accommodation throughout, this attractive semi-detached home enjoys a wonderful plot with an impressive rear garden, perfect for families, keen gardeners and those who love spending time outdoors. The property welcomes you with a spacious entrance hallway, convenient ground floor cloakroom/WC, and a beautifully presented lounge featuring a fireplace with gas coal-effect fire, creating a cosy and inviting space to relax. To the rear, the recently refitted generous dining kitchen overlooks the garden and provides the ideal setting for everyday family life and entertaining alike. To the first floor are three well-sized bedrooms, all benefiting from useful built-in storage, together with a stylish contemporary shower room fitted with a modern shower enclosure. Externally, the substantial rear garden is a real highlight, boasting a patio area for outdoor dining, extensive lawned gardens and useful outhouses offering excellent storage. A front garden further enhances the property's appeal and adds to its welcoming kerb appeal. Combining spacious room sizes, a warm and homely atmosphere, and superb outdoor space, this delightful home presents a fantastic opportunity for a wide range of buyers seeking a property they can move straight into and make their own.

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Semi Detached House

Three Bedrooms

Downstairs Cloaks/w.c

Extensive Garden to the Rear

Contemporary Shower Room

Gas Heating & Double Glazed

Ideal Family Home

View Now!!

For any more information regarding the property please contact us today



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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.

ENTRANCE:

Upvc double glazed door.

ENTRANCE HALLWAY:

Single radiator.

DOWNSTAIRS CLOAKS/W.C:

Double glazed window, low level w.c, tiling to walls

LOUNGE: 18'42 (5.61m) x 11'62 (3.54m) max measurements into recess

Double glazed window to front and rear, single radiator, fire surround with gas fire.

KITCHEN: 11'40 (3.47m) x 10'10 (3.10m)

Double glazed window to rear, range of wall, floor and drawer units with roll top work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splashbacks, space for cooker and fridge freezer, tiled floor, built in cupboard, door to rear garden.

FIRST FLOOR LANDING

Loft access

BEDROOM ONE: 11'38 (3.46m) x 10'18 (3.10m) max measurements into recess

Double glazed window to rear, built in cupboard x 2, radiator.

BEDROOM TWO: 10'06 (3.06m) x 11'11 (3.38m)

Double glazed window to rear, built in cupboard, radiator.

BEDROOM THREE: 8'12 (2.47m) x 8'71 (2.65m)

Double glazed window to front, built in cupboard, radiator.

SHOWER ROOM:

Three-piece suite comprising shower cubicle, low level w.c, pedestal wash hand basin, double glazed window, radiator.

FRONT GARDEN:

Walled boundaries, laid to lawn, access to rear garden

REAR GARDEN:

Extensive garden, fenced boundaries, mainly laid to lawn, x 2 outhouses

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

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.

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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



