



Ridley Avenue Blyth

Gorgeous Three Bedroom Semi, Plus Loft Room Situated on one of the most prestigious Ridley Avenue a tree lined streets in Blyth, within close proximity to Ridley Park and the Beach. The property briefly comprises: Spacious hallway, lounge with feature fireplace, bay window, separate dining room, fabulous re-fitted breakfasting kitchen, utility area and sun room, impressive landing, three double bedrooms to the first floor, splendid bathroom suite with freestanding bath WC and a further separate W.C cubicle, private rear garden with a Westerly aspect, patio, artificial turf and detached garage (changed to storage but could be easily put back), forecourt town garden. A gorgeous family home, rarely available. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£240,000

ROOK
MATTHEWS
SAYER

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



Ridley Avenue

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs leading to landing

LOUNGE 17'77 (5.36) X 14'44 (4.37) maximum measurements into bay recess

Double glazed window to front, double radiator, fire surround with electric fire inset and hearth

DINING ROOM 13'46 (4.060) X 13'45 (4.06)

Double glazed window to rear, double radiator, spot lights

KITCHEN 17'47 (5.28) X 8'98 (2.67) minimum measurements excluding recess

Double glazed window to side and velux window, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric hob and oven, space for fridge/freezer, integrated dishwasher, plumbed for washing machine

UTILITY AREA 6'38 (1.91) X 5'22 (1.57)

Double glazed window to side 6'38 (1.91) x 5'22 (1.57)

SUN ROOM 8'70 (2.62) X 8'69 (2.59)

FIRST FLOOR LANDING

Stairs leading to loft room

LOFT ROOM 18'40 (5.59) X 9'13 (2.77)

Three velux windows

LOFT OFFICE ROOM 8'87 (2.64) X 8'43 (2.54)

LOFT STORAGE AREA 9'64 (2.90) X 8'95 (2.67) maximum measurements L shaped

BEDROOM ONE 13'45 (4.06) X 11'17 (3.38) minimum measurements excluding recess

Double glazed window to front, double radiator

BEDROOM TWO 13'46 (4.06) x 13'40 (4.06) maximum measurements into recess

Double glazed window to rear, single radiator

BEDROOM THREE 9'99 (2.97) X 7'05 (2.13)

Double glazed window to front, single radiator

BATHROOM/WC

4 piece suite comprising: freestanding bath, wash hand basin set in vanity unit, shower cubicle, low level WC, spot lights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring

SEPARATE WC

Double glazed window to rear, hand wash basin set in vanity unit



FRONT GARDEN

Low maintenance garden

REAR GARDEN

Patio area, artificial lawn area

GARAGE

Single garage to rear, the garage has been separated with a stud wall which could be removed

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage and on street parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 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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