



## Hedley Avenue Blyth

This gorgeous Three Bedroom Semi, situated on the highly sought after Hedley Avenue, Blyth is being sold with the benefit of no upper chain. The property will make a gorgeous family home and briefly comprises: Entrance hall, lounge with bay window, dining room/ family room with cosy log burner and kitchen. To the first floor there are three good size bedrooms and charming family bathroom. The property has a fantastic Southerly facing garden to the rear and front garden with off street parking and a Garage. 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.

Asking Price **£155,000**

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# Hedley Avenue

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE HALL

Double glazed entrance door, staircase to first floor, double radiator

#### LOUNGE 14' 07" (4.44m) Into Alcove x 14' 01" (4.29m) Into Bay

Double glazed window to front, living flame effect gas fire with marble effect surround, marble inset and hearth, alcoves, telephone and television points, coving to ceiling, double two radiators

#### DINING ROOM 11' 09" (3.58m) x 11' 04" (3.45m) Into Alcove Alcoves

Under stairs cupboard, two wall light points, double radiator

#### FAMILY ROOM 14' 05" (4.39m) x 7' 11" (2.41m)

Double glazed patio door to garden, double radiator, multi fuel log burner, archway to kitchen

#### KITCHEN 9' 05" (2.87m) x 6' 06" (1.98m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, space for automatic washing machine, tiled walls, integral fridge and freezer. Double glazed window to side and rear

#### FIRST FLOOR LANDING

Double glazed window to rear, built in cupboard, spindle banister

#### BEDROOM ONE 11' 04" (3.45m) x 12' 05" (3.78m) Into Alcove

Double glazed window to front, fitted wardrobes, telephone and television points, alcoves, access to boarded roof space via loft ladder, wall lights x 2, double radiator

#### BEDROOM TWO 12' 02" (3.71m) x 8' 05" (2.57m) Into Alcove

Double glazed window to rear, television point, double radiator

#### BEDROOM THREE 7' 05" (2.26m) x 11' 06" (3.51m)

Double glazed window to front, television point, double radiator

#### BATHROOM/W.C.

White three piece suite comprising panelled bath, wash hand basin set in vanity unit, step in shower cubicle with mains shower, low level WC, heated towel rail, double glazed frosted window to rear

#### FRONT GARDEN

Ornamental slate area, walled boundaries, driveway leading to garage providing off street parking

#### REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, garden shed x 1, external water supply

#### GARAGE

Attached garage to side of property with storage to eaves and double doors. Light and power points, wall mounted combi boiler.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains



Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre (premises)  
Mobile Signal Coverage Blackspot: No  
Parking: Garage, driveway and off street

**MINING**

The property is known to be on a coalfield and 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.

**RISKS**

Known safety risks at property (asbestos etc....): Yes - asbestos present in the panelling of the garage roof

**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**

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**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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