



Ridley Avenue Blyth

Fabulous Larger Style semi detached property situated in the prime and sought after residential location Ridley Avenue, overlooking Ridley Park. The property has many original features and is being sold with the benefit of no upper chain and briefly comprises: porch, Grand entrance hallway, lounge with bay window, dining room, newly fitted breakfast room, newly fitted kitchen, newly fitted downstairs WC and utility area, new UPVC double glazing to front. The upstairs has a grand landing, four good size Bedrooms and newly fitted shower room. The property boasts a Garage to the rear, front, side and an absolutely outstanding Large Westerly facing rear Garden, perfect for those alfresco evenings!! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking price £340,000

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Ridley Avenue

Blyth

ENTRANCE PORCH

Original stained glass entrance door, panelled lincrusta walls, part glazed door to hall

ENTRANCE HALL

Staircase to first floor with spindle banister, under stairs area, telephone point, radiator

LOUNGE 15' 0" (4.57m) x 18' 02" (5.54m)

UPVC double glazed bay window to front, tiled open fireplace, television point, wall light points x 4, coving to ceiling, radiator

DINING ROOM 14' 0" (4.27m) x 15' 10" (4.83m) Into Bay

Bay window to rear with leaded top lights, electric fire, alcoves, coving to ceiling French door to garden, radiator

BREAKFAST ROOM 15' 0" (4.57m) x 8' 11" (2.72m)

Vinyl to floor, single glazed window

UTILITY ROOM

Vinyl to floor, plumbed for washing machine

KITCHEN 12' 02" (3.71m) x 7' 01" (2.16m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, double electric oven and electric hob, integrated dish washer, fridge and freezer, sash window to side, window to rear with leaded top lights. Door to rear side porch, door to ground floor WC and storage area. Door to garden

DOWNSTAIRS WC

Low level WC, hand basin, tiling to walls, vinyl floor, electric heater

FIRST FLOOR LANDING

Beautiful leaded light to ceiling, wall light, picture rail, telephone point, spindle banister

BEDROOM ONE 18' 08" (5.69m) x 11' 09" (3.58m)

Double glazed bay window to front, alcoves, coving to ceiling, radiator

BEDROOM TWO 12' 03" (3.73m) x 10' 11" (3.33m)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, drawers, radiator

BEDROOM THREE 9' 11" (3.02m) x 11' 05" (3.48m)

Double glazed window to front, fitted bedroom furniture, fitted wardrobes, drawers, radiator

BEDROOM FOUR 12' 04" (3.76m) x 7' 02" (2.18m)

Window to rear, radiator



SHOWER ROOM/WC

3 piece suite comprising: walk in shower, wash hand basin, low level WC, heated towel rail, double glazed window, tiles to walls and floor

FRONT GARDEN

Walled and hedged boundaries, flower, tree and shrub borders

REAR GARDEN

Patio, flower, tree and shrub borders, decked area, west facing, gated access to rear, fenced and walled boundaries.

GARAGE

Detached garage with double timber doors.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Not known

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: 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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