



Weardale Avenue Blyth

- Semi Detached
- Three Bedrooms
- Off Street Parking
- Southerly Facing Garden
- Gas Heating & Double Glazed

£ 95,000



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Weardale Avenue

Blyth

Fantastic Three Bedroom House situated on the sought after Weardale Avenue in Blyth. The property briefly comprises: Entrance Hall, open plan lounge /diner with doors overlooking the rear garden and modern light and airy kitchen /Diner . Three generous bedrooms to the first floor and Gorgeous Bathroom W.C There is a paved garden to the front offering off street parking and southerly facing large rear garden perfect for those alfresco evenings . The property is being sold with no upper chain and also boasts gas central heating, ample storage and double glazing . We anticipate an extremely high level of viewings on this ideal family home. Interest in this property will be high call 01670 352900 or email Blyth@rmstateagents.co.uk to arrange your viewing.

ENTRANCE

UPVC double glazed door.

ENTRANCE HALLWAY

Stairs to first floor, double radiator.

LOUNGE 12'82 (3.90m) x 18'45 (5.62m) max. measurements into recess

Double glazed window to front, double radiator, electric fire, double doors to rear garden.

KITCHEN 11'71 (3.56m) x 10'14 (3.09m)

Double glazed window to rear. Fitted with a range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space for cooker/ oven, fridge / freezer, storage cupboard, radiator. UPVC double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window to side. Access to loft which is partially boarded.

BEDROOM ONE 11'79 (3.59m) x 10'12 (3.08m)

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

BEDROOM TWO 11'94 (3.63m) x 10.02 (3.05m) min. measurements into recess.

Double glazed window to rear, radiator.

BEDROOM THREE 8'84 (2.69m) x 8'19 (2.49m) max. measurements into recess.

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

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c, tiled floor, tiling to walls, radiator, double glazed frosted window to rear.

FRONT GARDEN

Gated access to driveway.

REAR GARDEN

Fenced boundaries, mainly laid to lawn, patio area, out buildings.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: A

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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