



Whitton Avenue Blyth

Beautifully presented and much larger than the average plot, we welcome to the market this fantastic three bedroom semi, situated on the highly sought after Whitton Avenue in Newsham Farm Estate in Blyth. The property is being sold with the benefit of no upper chain and briefly comprises: Entrance porch, hall, lounge with open plan dining room, Conservatory recently fitted kitchen and utility room. To the first floor there are three bedrooms and spacious refurbished family shower room. Low maintenance garden to front with block paved driveway for 2/3 cars, garage and enclosed well-kept garden to the rear, perfect for those alfresco evenings. A superb family home. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£175,000

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

ROOK
MATTHEWS
SAYER

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



Whitton Avenue

Blyth

ENTRANCE

Double glazed entrance door, double glazed window to front, part glazed door to hall

ENTRANCE HALL

Stairs to first floor with spindle banister, under stairs cupboard, built in cupboard, double radiator

LOUNGE 13'09 (4.19) X 11'05 (3.48)

Double glazed window to front, television point, telephone point, coving to ceiling, double radiator, archway to dining room

DINING ROOM 8'05 (2.57) X 10'06 (3.2)

Double glazed window to conservatory, coving to ceiling, radiator

CONSERVATORY 14'03 (4.34) X 9'05 (2.87)

Double glazed window to side and rear, double glazed French door to garden, double radiator

KITCHEN 11'03 (3.43) X 8'11 (2.72)

Fitted with a range of wall and base units, work surfaces, built in electric oven, built in gas hob, tiled walls, integrated microwave, double glazed window to rear, spot lights

UTILITY 8'06 (2.59) X 8'02 (2.49)

Base units, space for washing machine, space for fridge/freezer, radiator, double glazed window to rear, spot lights, double glazed door to rear



FIRST FLOOR LANDING

Double glazed window to side, access to roof via loft ladder

BEDROOM ONE 11'91 (3.58) X 9'76 (2.92) minimum measurements excluding recess

Double glazed window to front, radiator

BEDROOM TWO 8'95 (2.67) X 8'40 (2.54) minimum measurements excluding wardrobes and recess

Double glazed window to rear, radiator

BEDROOM THREE 7'10 (2.39) X 8'10 (2.69)

Double glazed window to front, built in cupboard, radiator

BATHROOM/WC

White coloured suite comprising: Low level WC, pedestal wash basin set in vanity unit, step in shower cubicle with electric shower, tiled walls, heated towel rail, vinyl to flooring

GARAGE

Attached to side of property with electric door, lights and power points

FRONT GARDEN

Laid mainly to lawn, driveway for up to three vehicles



REAR GARDEN

Laid to lawn, patio, fenced boundaries, gated access to front, external water supply

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway



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: B

EPC RATING: TBC

BL00011277.AJ.DS.22/10/2024.V.2





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.

16 Branches across the North-East

