



## Drake Avenue Blyth

Welcome to this stunning three-bedroom detached double-fronted home, nestled in the highly sought-after South Shore estate, just minutes from the beach. Perfectly designed for modern living, this property boasts a welcoming entrance hallway leading to a bright and spacious lounge with French doors opening to a private rear garden, ideal for indoor-outdoor entertaining. The ground floor also offers a convenient WC and a contemporary kitchen diner with additional garden access, creating a fantastic space for family gatherings. Upstairs, you'll find three generously sized bedrooms, including a master suite with its own En-suite bathroom, and a stylish family bathroom serving the remaining rooms. Outside, the property benefits from a paved front area with off-street parking for two cars, complete with an electric vehicle charge point. At the rear, enjoy a low-maintenance garden with gated access to a private garage and additional parking. This home combines seaside charm with practicality, ideal for families and those looking to enjoy coastal living at its best. 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.

# £225,000



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## ENTRANCE

UVPC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

## CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

## LOUNGE 18'51 (5.61) X 10'21 (3.10)

Double glazed window to front, single radiator, double glazed doors to rear garden



## KITCHEN/DINING ROOM 18'46 (5.59) X 9'30 (2.82)

Double glazed window to front, single radiator, 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, built in electric fan assisted oven, gas hob, space for fridge/freezer, plumbed for washing machine and dish washer, double glazed doors to rear garden

## FIRST FLOOR LANDING

Loft access, partially boarded, built in storage cupboard



## BEDROOM ONE 18'56 (5.61) X 10'38 (3.12) maximum measurements into recess

Double glazed windows to front & rear, single radiator

## EN-SUITE

Double glazed window to front, low level WC, hand basin, single radiator, shower cubicle, part tiling to walls

## BEDROOM TWO 10'58 (3.18) X 8'41 (2.54) minimum measurements excluding recess

Double glazed window to front, single radiator

## BEDROOM THREE 9'47 (2.84) X 7'72 (2.31)

Double glazed window to rear, single radiator

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, pedestal wash hand basin, double glazed window



## FRONT

Blocked paved, driveway for up to two cars, EV charger point

## REAR GARDENS

Laid mainly to lawn

## GARAGE

To rear, single, with additional parking space

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage, allocated parking space & 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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	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.

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