



Bolam Avenue Blyth

Welcome to this fantastic three-bedroom semi-detached house located on the highly sought-after Bolam Avenue. Situated in a vibrant residential area, this property offers convenience and charm, being just moments away from local bus routes, shops, and amenities. As you step inside, you're greeted by a spacious and light-filled hallway that sets the tone for the rest of the home. The lounge/dining room is a true highlight, featuring a beautiful bay window that floods the space with natural light and patio doors that open seamlessly onto the rear garden, perfect for indoor-outdoor living and entertaining. The kitchen offers a practical and stylish space, with ample storage and workspace. Upstairs, you'll find three generously sized bedrooms, each providing comfort and flexibility for family living or guest accommodation. The contemporary bathroom suite boasts a modern design and includes a refreshing shower for added convenience. Outside, the property benefits from a well-maintained front garden and an enclosed rear garden, offering privacy and a great space for relaxation or outdoor activities. This home is a delightful blend of comfort, style, and practicality, making it perfect for families or first-time buyers looking to settle in this popular area. Don't miss the opportunity to view this wonderful property! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£140,000

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator, storage cupboard

LOUNGE/DINER 26'18 (7.95) X 11'20 (3.40) maximum measurements into recess

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



KITCHEN 11'92 (3.58) X 8'81 (2.64)

Double glazed window to rear, single radiator, range of wall, floor and drawer units, with co-ordinating square edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob, space for fridge/freezer, plumbed for washing machine

FIRST FLOOR LANDING

Double glazed window to side, loft

BEDROOM ONE 12'04 (3.66) X 11'02 (3.35) maximum measurements into recess

Double glazed window to front, single radiator

BEDROOM TWO 11'13 (3.38) X 11'02 (3.35)

Double glazed window to rear, single radiator

BEDROOM THREE 8'0 (2.44) X 6'62 (1.98) minimum measurements excluding recess

Double glazed window to front, single radiator



BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin, low level WC, double glazed window to rear and side, heated towel rail, part tiling to walls

FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Laid mainly to lawn, patio area

OUTHOUSE

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: On street



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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 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.

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

