



## Ridley Avenue Blyth

Situated on the highly sought-after Ridley Avenue in Blyth, this simply outstanding four-bedroom semi-detached home is arguably one of the finest properties in the area. Having been refurbished to an exceptional standard, this stunning residence offers elegant, modern accommodation spread across three floors, blending character, charm, and contemporary style. The ground floor welcomes you with a charming vestibule and elegant entrance hall, leading into a beautiful lounge complete with a bay window, perfect for relaxing. The heart of the home lies in the open-plan kitchen diner, offering a modern, sophisticated design ideal for entertaining, and complemented by a spacious utility room for added convenience. On the first floor, you will find three double bedrooms, all finished to an impeccable standard, along with a stunning family bathroom and a separate WC. A stylish staircase leads you to the second floor, where a luxurious loft room/4th bedroom awaits, complete with a beautiful En suite bathroom. Externally, the property boasts a charming front garden with a private driveway, providing off-street parking. To the rear, you'll find an enclosed West-facing garden, a perfect space for alfresco dining and entertaining on those summer evenings. Additional benefits include gas central heating, double glazing, and ample storage throughout. This exceptional family home is a rare find, offering style, space, and a highly desirable location. With its blend of modern finishes and period charm, we anticipate extremely high interest. Don't miss out—schedule your viewing today to truly appreciate all this stunning property has to offer! 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.

# £330,000

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# Ridley Avenue

## Blyth

### ENTRANCE HALLWAY

Stairs to first floor landing, double glazed window to side and radiator

### LOUNGE: 14'9 x 12'5 (4.50 x 3.78m) Minimum measurements into recess excluding bay

Double glazed bay window, gas fire and built in storage cupboard

### KITCHEN/DINING ROOM: 11'0 x 8'3 (3.35 x 2.52m) 15'0 x 12'0 (4.57 x 3.66m)

Double glazing to rear, radiator. Range of wall, floor and drawer units with work surfaces. Sink unit and drainer with mixer tap, tiled splash backs, space for cooker/range oven, tiled floor

### UTILITY: 11'0 x 6'4 (3.35 x 1.93m)

Double glazing to rear. Fitted wall and base units/work surfaces, radiator

### BEDROOM ONE: 27'4 x 11'1 (8.26 x 3.38m)

Top floor: Velux window, radiator

#### En-suite

Double glazing to side, low level WC, wash hand basin, heated towel rail and free standing bath

### BEDROOM TWO: 13'7 x 12'5 (4.15 x 3.78m) Minimum measurements into recess

Double glazing to front, double radiator, built in cupboard

### BEDROOM THREE: 12'2 x 9'8 (3.71 x 2.95m)

Double glazing to rear and built in cupboard

### BEDROOM FOUR: 12'5 x 9'6 (3.78 x 2.90m) Max measurements into recess

Double glazing to rear, radiator

### BATHROOM

Shower over panelled bath with hand wash basin, double glazing to side. Separate WC with window

### FRONT GARDEN

Laid mainly to lawn with off street parking

### REAR GARDEN

West facing, laid mainly to lawn, low maintenance garden and outhouse

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas and under floor heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway and 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: D**

**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	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.

**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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