



## 52 Holystone Avenue, Blyth

£124,950 Freehold

This newly refurbished three-bedroom terraced house, situated on the desirable Holystone Avenue within the Newsham Farm Estate in Blyth, is conveniently located near schools, amenities, and excellent transport links. The property features an entrance hall, a lounge that opens to a dining room with French doors to the easy-care garden, and a new contemporary kitchen. Upstairs, there are three bedrooms and a modern family bathroom. It boasts low-maintenance gardens at the front and back, with a garage located in a separate block behind the house. Property viewings come highly recommended.

## Main description

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## Hallway

UPVC front door, radiator, stairs and access to the lounge.

## Lounge/diner

23' 3" x 13' 6" (7.09m x 4.12m)

UPVC window to the front, UPVC French doors to the rear, two radiators and storage cupboard.

## Kitchen

9' 0" x 8' 2" (2.75m x 2.49m)

UPVC window to the rear, UPVC door to the rear, radiator, stainless steel sink with mixer tap, spotlights, wall and base units, electric hob, electric oven, wooden effect roll top benches, tiled splash backs, plumbed for a washing machine.

## Landing

Access to the loft, bathroom, and the three bedrooms.

## Bathroom

7' 7" x 5' 4" (2.31m x 1.63m)

Frosted UPVC window to the rear, spotlights, low level W/C, sink, panelled bath with over mains shower, extractor and vertical chrome towel warmer.

## Bedroom one

13' 0" x 10' 5" (3.95m x 3.17m)

UPVC window to the front and radiator.

## Bedroom two

10' 6" x 9' 11" (3.19m x 3.02m)

UPVC window to the rear, radiator, and combi boiler in the cupboard.

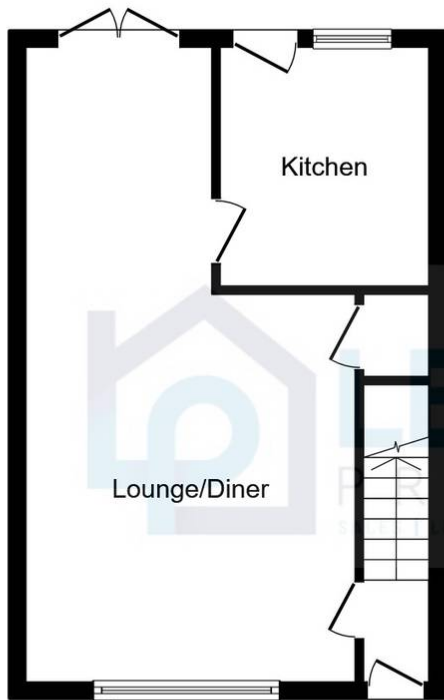
## Bedroom three

9' 2" x 6' 3" (2.79m x 1.90m)

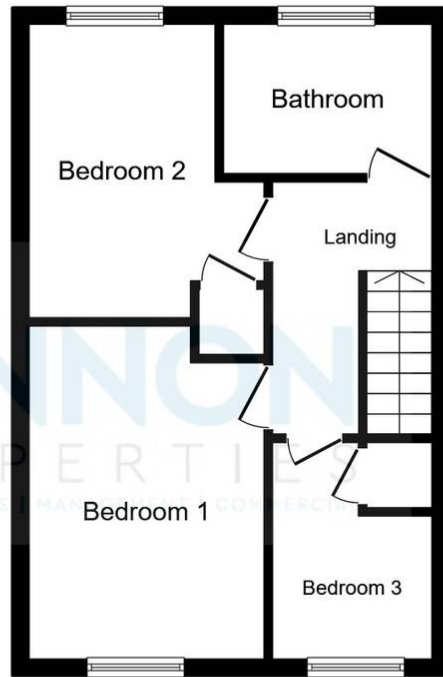
UPVC window to the front, radiator and storage cupboard.







**Ground Floor**  
Floor area 38.4 m<sup>2</sup> (413 sq.ft.)



**First Floor**  
Floor area 38.3 m<sup>2</sup> (412 sq.ft.)

**TOTAL: 76.7 m<sup>2</sup> (825 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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