



## Langley Avenue, Blyth

£110,000 Freehold

**Presenting an excellent opportunity in a highly sought-after and convenient location, this attractive three-bedroom semi-detached residence is ideally suited to families and first-time buyers alike, and is offered with the benefit of no onward chain.**

The ground floor accommodation comprises a spacious lounge which flows seamlessly into the open-plan dining area, where French doors open onto the rear garden, allowing an abundance of natural light to fill the space. A fitted kitchen completes the ground floor. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a gated driveway and low-maintenance garden to the front, while to the rear lies a generously sized, enclosed garden, ideal for both relaxation and entertaining.

**Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.**

**Hallway**

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

**Lounge**

12' 6" x 12' 3" (3.81m x 3.73m)

UPVC window to the front and radiator.

**Dining room**

9' 1" x 8' 8" (2.78m x 2.65m)

UPVC French doors to the rear and radiator.

**Kitchen**

10' 0" x 9' 1" (3.05m x 2.77m)

UPVC door to the rear, radiator, storage cupboard, wall and base units, one and a half stainless steel sink with mixer tap and plumbed for a washing machine.

**Landing**

UPVC window to the side, combi boiler cupboard, access to the loft, bathroom and the three bedrooms.

**Bedroom one**

12' 7" x 10' 10" (3.83m x 3.29m)

UPVC window to the front, radiator and fitted wardrobes.

**Bedroom two**

12' 7" x 8' 4" (3.83m x 2.55m)

UPVC window to the rear, radiator and storage cupboard.

**Bedroom three**

9' 0" x 7' 11" (2.74m x 2.41m)

UPVC window to the front, radiator and storage cupboard.

**Bathroom**

6' 3" x 5' 5" (1.91m x 1.65m)

Frosted UPVC window to the rear, radiator, sink, low level w/c, panelled bath with over electric shower.







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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