



## 40 Fourth Avenue, Blyth

£135,000 Freehold

This stunning & very well presented three bedroom end terrace house offers spacious accommodation in a sought after and popular location. Upon entering the property, you are greeted by a welcoming hallway that leads to a bright and airy living room, perfect for relaxing or entertaining guests. The modern kitchen is fitted with a range of contemporary units and provides ample space for dining. Upstairs, there are three generously sized bedrooms, each offering plenty of natural light and comfortable living space. The family bathroom is stylishly appointed and features quality fixtures and fittings. Throughout the property, the décor is tasteful and neutral, allowing any new owner to move straight in and add their personal touch. This home is ideal for families, first time buyers or professionals seeking a property that is ready to enjoy from day one. Outside, the property benefits from a block paved frontage that provides convenient off street parking for two cars and also has an electric car charger. To the rear, there is a delightful enclosed garden that offers a tranquil retreat from the hustle and bustle of daily life. The

**Entrance**

Via composite front door.

**Hall**

Radiator, double glazed window, stairs to first floor landing.

**WC**

Low level wc, sink unit, double glazed window, plumbed for washing machine.

**Lounge**

17' 4" x 12' 0" (5.29m x 3.67m)

Verticle white double radiator, double glazed French doors to rear.

**Kitchen/Diner**

20' 6" x 6' 10" (6.24m x 2.09m)

Fitted with a range of wall and base units to round edged work tops, sink with mixer taps, gas hob and electric oven with extractor hood over, plumbed for dishwasher, combi boiler, understairs cupboard, UPVC door to the side, double glazed window to side and rear.

**First Floor Landing**

Storage cupboard, access to loft, double glazed window.

**Bedroom One**

14' 2" x 10' 4" (4.33m x 3.15m)

Radiator, double glazed window.

**Bedroom Two**

10' 8" x 8' 9" (3.25m x 2.67m)

Radiator, double glazed window.

**Bedroom Three**

10' 3" x 9' 5" (3.13m x 2.87m)

Radiator, double glazed window.

**Bathroom/WC**

Low level wc, pedistal wash hand basin, panelled bath with electric shower over, tiled walls, radiator, double glazed window.



Ground Floor



First Floor

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