



## Bates Avenue, Blyth

£155,000 Freehold

Welcome to this beautifully presented three-bedroom semi-detached house, perfectly positioned in a highly sought-after residential area that is ideal for families and professionals alike. This inviting home boasts a modern and practical layout, beginning with a welcoming entrance hall that leads to a spacious lounge, offering a comfortable space for relaxation and entertaining. The contemporary kitchen is fitted with ample storage and worktop space, making meal preparation a pleasure, while the adjoining dining area provides the perfect spot for family meals or hosting friends. A convenient downstairs w/c adds to the practicality of the ground floor. Upstairs, you will find three well-proportioned bedrooms, each designed to offer restful retreats. The stylish family bathroom is finished to a high standard, ensuring comfort and convenience for all residents. With an EPC rating of B, this property promises energy efficiency and lower running costs. Additional benefits include driveway parking, freehold tenure, and a council tax band B, making this an attractive and affordable choice for discerning buyers. The

**Entrance****Hallway**

Composite front door, vertical anthracite radiator and stairs.

**Lounge**

16' 1" x 9' 11" (4.91m x 3.03m)

UPVC window to the front, UPVC window to the side and anthracite radiator.

**Kitchen**

13' 5" x 10' 10" (4.08m x 3.30m)

Fitted with a range of wall and base units, sink unit with mixer taps, work tops, built in oven, gas hob, UPVC window to the rear, UPVC French doors to the rear, vertical anthracite radiator,

**Downstairs w/c**

Low level w/c, radiator, vanity sink and extractor.

**Landing**

Radiator, access to the loft, bathroom and three bedrooms.

**Bedroom one**

13' 5" x 8' 4" (4.10m x 2.54m)

Two UPVC windows to the front.

**Bedroom two**

7' 1" x 12' 5" (2.16m x 3.79m)

UPVC window to the rear and radiator.

**Bedroom three**

6' 1" x 9' 1" (1.86m x 2.76m)

UPVC window to the rear and radiator.

**Bathroom**

7' 1" x 6' 0" (2.16m x 1.83m)

Panelled bath with over mains shower, low level w/c, radiator, hand basin and extractor.







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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