



## 54 Trevelyan Avenue, Blyth

£110,000 Freehold

Welcome to this beautifully presented three-bedroom semi-detached house, an exceptional opportunity to secure a stylish family home in a popular and sought-after location. Perfectly blending comfort and practicality, this inviting property offers a thoughtfully designed layout that caters to modern living. Step inside and you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxing evenings or entertaining guests, with tasteful décor that creates a warm and inviting atmosphere. The well-appointed kitchen is equipped with ample storage and workspace, the charming conservatory serves as a bright and versatile area, the dining room is perfect for family meals. A convenient downstairs w/c adds further practicality, while the dedicated utility room provides valuable space for laundry and additional household tasks. Upstairs, three generously sized bedrooms await, each offering comfortable accommodation with plenty of natural light, making them perfect for restful nights or productive days working from home. The family bathroom/wc. The property's prefab construction ensures durability and energy efficiency, while the overall presentation reflects true pride of ownership.

**Entrance**

Via double glazed door

**Hallway**

Stairs to first floor landing, radiator, understairs cupboard.

**Kitchen**

10' 4" x 8' 6" (3.15m x 2.59m)

Fitted with a range of wall and base units to round edged work tops, 1 1/2 sink unit with mixer taps, electric hob and oven with extractor hood, tiled splash backs, chrome towel rail, double glazed window.

**Lounge**

13' 10" x 12' 1" (4.21m x 3.68m)

Electric fire, radiator, double glazed window.

**Dining Room**

10' 4" x 8' 6" (3.14m x 2.60m)

Radiator, patio doors to rear.

**Conservatory**

8' 6" x 11' 4" (2.60m x 3.46m)

Radiator, ceiling fan, double glazed window to side.

**Utility Room**

Plumbed for washing machine, double glazed window and door to rear.

**WC**

Low level wc, double glazed window.

**Landing**

Loft access, double glazed window.

**Bedroom One**

13' 6" x 12' 0" (4.11m x 3.66m)

Radiator, double glazed window.

**Bedroom Two**

13' 6" x 8' 7" (4.11m x 2.61m)

Radiator, double glazed window.

**Bedroom Three**

10' 2" x 9' 0" (3.11m x 2.75m)

Radiator, double glazed window.

**Bathroom/WC**

Low level wc, pedistal wash hand basin, panelled bath with shower over, towel rail, double glazed window.



