



12 Melville Avenue, Blyth

£238,000 Freehold

Presenting a beautifully appointed three/four bedroom detached family home, offering spacious accommodation throughout and situated in a desirable residential area. This inviting property opens into a hallway that leads to a generous lounge, perfect for relaxing or entertaining guests. The contemporary kitchen is well-equipped with ample storage and worktop space, seamlessly connecting to a bright conservatory that overlooks the garden, creating an ideal setting for family meals or quiet mornings. The garage has been thoughtfully converted into a versatile fourth bedroom, complete with an ensuite WC, making it perfect for guests or multi-generational living. Upstairs, three further well-proportioned bedrooms await, including a master bedroom that benefits from its own ensuite, offering privacy and comfort. Each room is tastefully decorated in neutral tones, allowing you to easily add your personal touch. Modern fittings and a practical layout ensure this home is ready to move straight into, and with viewing highly recommended, it is a rare opportunity not to be missed. Stepping outside, the property boasts a

Entrance

Via composite front door.

Lounge/Dining Room

23' 4" x 10' 11" (7.10m x 3.32m)

Open plan with radiator, stairs to first floor landing, double glazed window to the front and Patio doors leading to conservatory.

Conservatory

9' 4" x 9' 7" (2.85m x 2.93m)

Double glazed windows, French doors to garden

Kitchen

9' 10" x 11' 3" (2.99m x 3.43m)

Fitted with a range of wall and base units to round edged work tops, sink unit with mixer tap, induction hob, electric oven and microwave, tiled walls, understairs cupboard, plumbed for dishwasher and electric point, double glazed window and door to rear.

Converted Garage Fourth Bedroom

7' 8" x 12' 6" (2.34m x 3.82m)

Radiator, double glazed window.

Fouth Bedroom Ensuite WC

Low level wc, vanity wash hand basin.

First Floor Landing**Bedroom One**

11' 4" x 8' 5" (3.46m x 2.56m)

Radiator, double glazed window.

Ensuite

Low level wc, vanity wash hand basin, walk in shower with mains shower, double glazed window.

Bedroom Two

8' 8" x 9' 9" (2.63m x 2.98m)

Radiator, double glazed window.

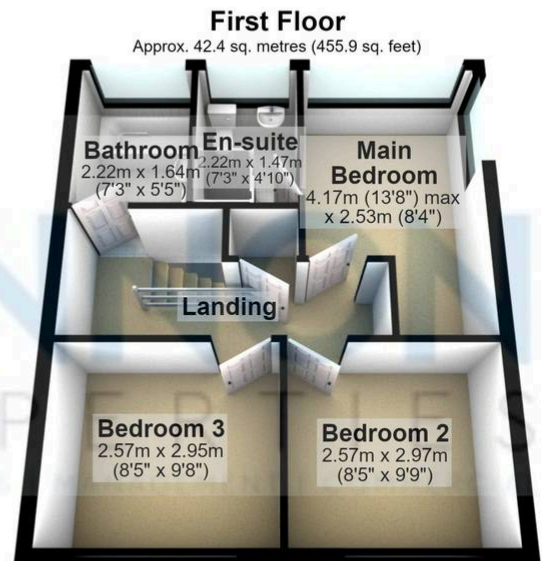
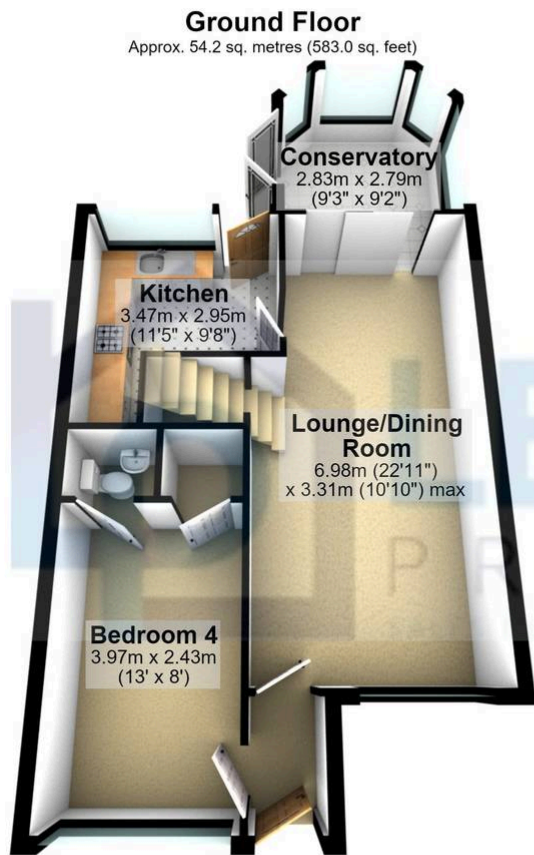
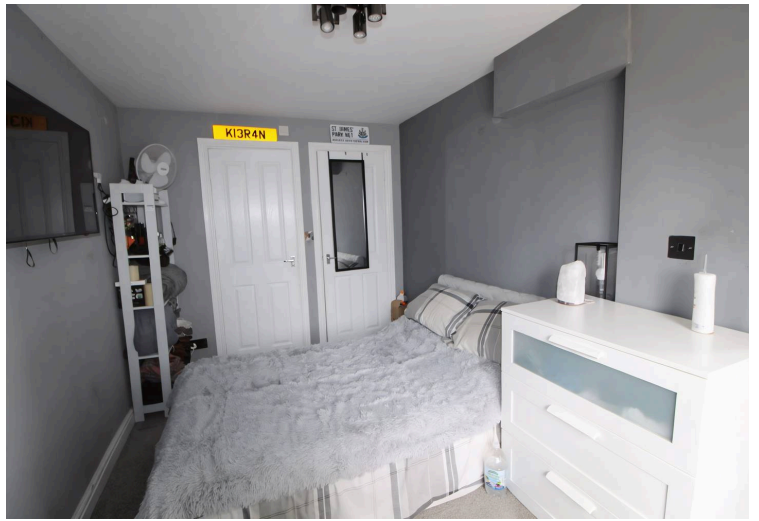
Bedroom Three

8' 2" x 9' 6" (2.49m x 2.90m)

Radiator, double glazed window.

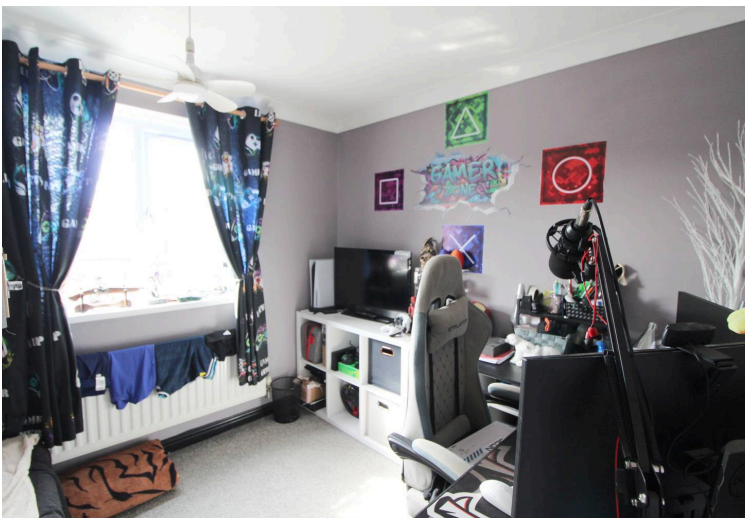
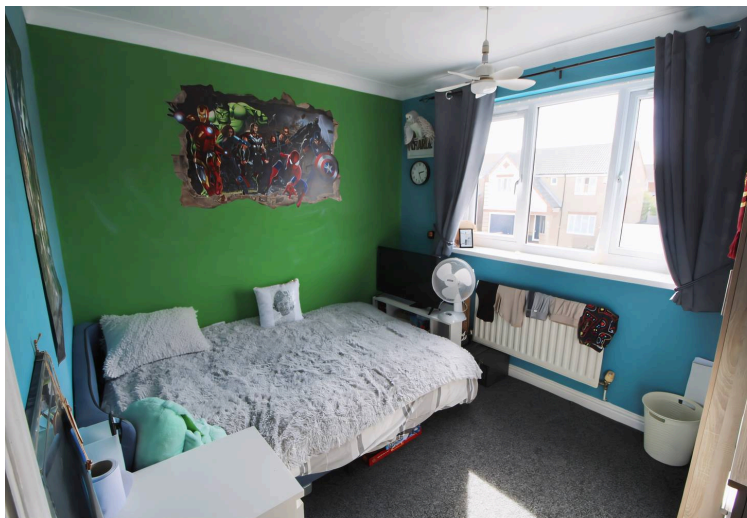
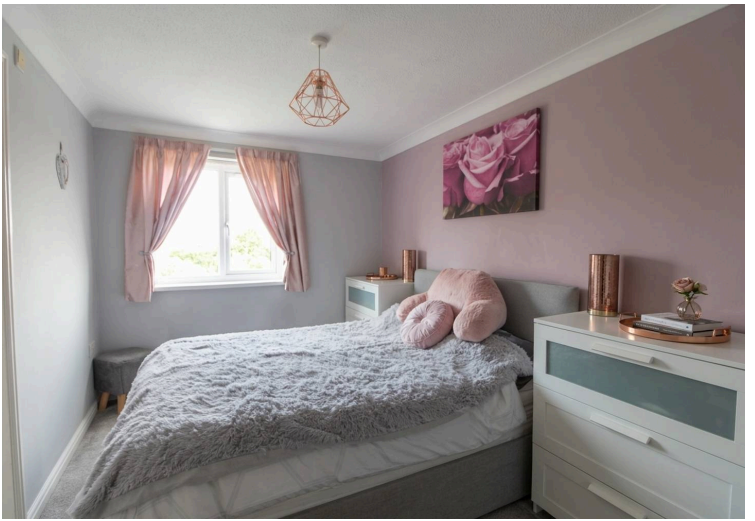
Bathroom/WC

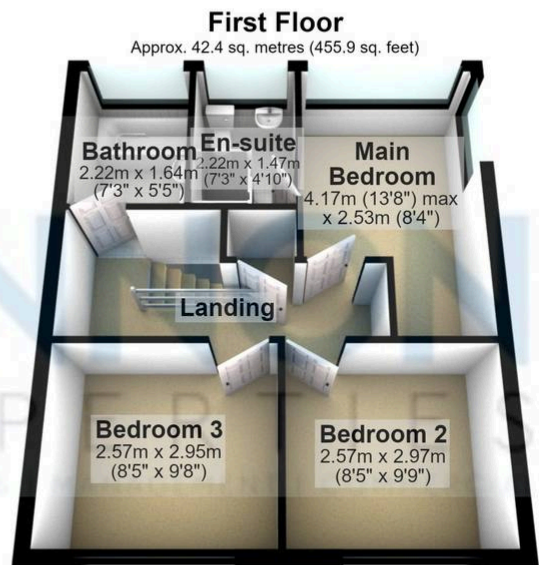
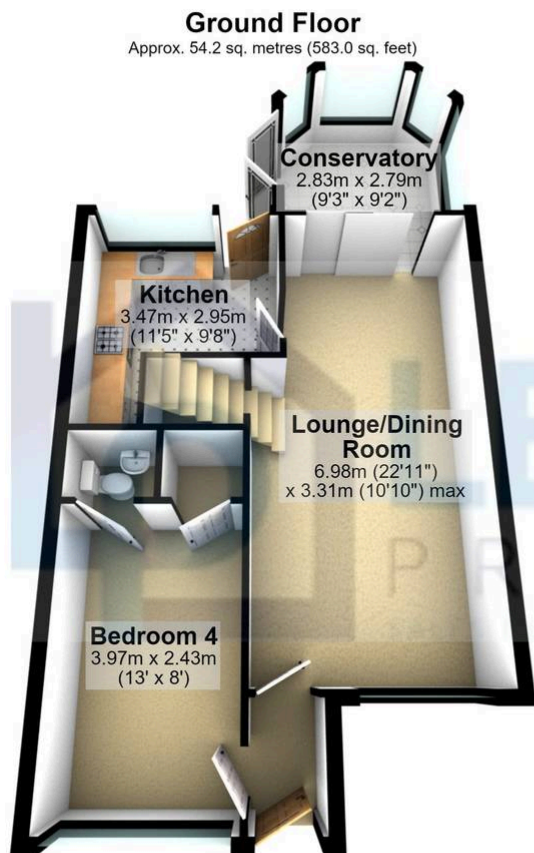
Low level wc, pedestal wash hand basin, panelled bath, tiled walls, radiator, double glazed window.



Total area: approx. 96.5 sq. metres (1038.9 sq. feet)







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