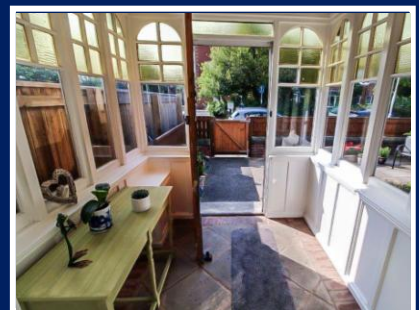




Rosebery Avenue, Blyth
£245,000



LENNON
PROPERTIES
SALES | LETTINGS | MANAGEMENT | COMMERCIAL



Rosebery Avenue, Blyth

Rare to the market! A fantastic opportunity has arisen to purchase this wonderful, Edwardian property which is full of character and beautifully styled throughout, combining stylish décor with original features. Located just outside Blyth's town centre, Rosebery Avenue is a particularly sought after street, and has the potential to be your "forever home!" The accommodation is deceptively spacious throughout, and is crying out for a family to make sure this home continues to be loved and cared for.



PORCH

Entered via wooden door, original glass windows, tiled flooring, door to:

HALLWAY

Radiator, understair storage cupboard, stairs to first floor, doors to:

LOUNGE

17' 7" x 16' 4" (5.37m x 5.04m)

Chimney breast with open fire (cleaned annually) original bay windows to front, original wood flooring, radiator, decorative panelling, original coving.

DINING KITCHEN

17' 10" x 10' 8" (5.46m x 3.27m)

A traditional style kitchen fitted with a range of base units, with complimenting wood work top surfaces, wall display units, a beautiful Belfast sink unit with mixer tap, gas range cooker & hob with extractor over, triple aspect original windows to the side, serving hatch, tiled flooring.



UTILITY ROOM

10' 4" x 6' 11" (3.15m x 2.12m)

Plumbed for washing machine, stainless steel sink, space for fridge freezer, UPVC double glazed window to side, door to garage.

DINING ROOM

16' 4" x 12' 10" (4.98m x 3.93m)

Feature fire place, original wood flooring, serving hatch, French doors to sun room, radiator.



SUN ROOM

6' 7" x 12' 9" (2.03m x 3.91m)

UPVC double glazed windows, radiator, wooden French doors to rear.

FIRST FLOOR LANDING

Sky light tunnel above, access to loft, doors to:

BEDROOM ONE

15' 0" x 13' 8" (4.58m x 4.19m)

Fitted wardrobe, double glazed sash windows to front, radiator.



BEDROOM TWO

15' 5" x 12' 7" (4.72m x 3.84m)

Fitted storage cupboard, double glazed bay window to rear, radiator.

BEDROOM THREE

11' 0" x 9' 9" (3.36m x 2.98m)

Double glazed window to rear, radiator.

BEDROOM FOUR

9' 10" x 9' 8" (3.02m x 2.95m)

Double glazed wooden bay to front, storage cupboard, radiator.



BATHROOM

6' 10" x 7' 3" (2.09m x 2.22m)

Low level W.C, pedestal sink, freestanding roll top bath with electric shower over, half panelled / half tiled walls, frosted double glazed window to side, chrome ladder towel rail.

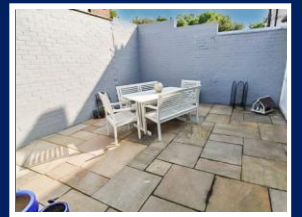
GARAGE

With electrics, door access from utility room and car access from rear lane.

EXTERNAL

To the front of the property is a pretty patio area with colourful planted pots, raised bed area with plants, fenced boundaries and gate to front. To the rear is an enclosed, paved garden with access to the garage and gated access to rear lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.