



Holburn Avenue, Blyth
£235,000



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Holburn Avenue, Blyth

Stunning Taylor Wimpey 'The Fairfield', four bedroom detached family home, with a modern interior throughout. In a highly sought after area, close to schools and transport links. The property briefly comprises of:- Tiled entrance hallway, WC and stairs leading to the first floor. Lounge and reception room two both have impressive bay windows. The high gloss fitted kitchen and breakfast/family room span the width of the home and benefits from French doors leading to the south facing garden. The generous primary bedroom offers plenty of space and includes an en-suite shower room. Three further bedrooms and the family bathroom are located off the generous landing. Externally you have a rear garden with summer house.



MAIN DESCRIPTION

ENTRANCE

UPVC door.

CLOCKS/WC

Low level WC, wash basin and tiling to the floor.

LOUNGE

19' 1" x 12' 7" (5.84m x 3.84m)

Double glazed bay window to the front and radiator.

RECEPTION ROOM TWO

13' 7" x 8' 9" (4.15m x 2.67m)

Double glazed bay window and radiator to the front.

BREAKFAST/FAMILY ROOM

16' 0" x 8' 3" (4.90m x 2.54m)

Double glazed window and French doors to the rear.

KITCHEN

10' 0" x 7' 6" (3.07m x 2.29m)

Double glazed window to rear, high gloss fitted units with a range of wall floor and draw, stainless steel sink with mixer tap. Built in electric oven, gas hob, with a tiled floor.

BATHROOM/WC

Double glazed window to the side, three piece bathroom suite comprising of - panelled bath, wash basin and low level WC and tiled floor.

PRIMARY BEDROOM

14' 9" x 10' 0" (4.50m x 3.07m)

Double glazed window to the front, radiator and fitted wardrobes.

EN-SUITE

Double glazed window, radiator, shower cubicle, low level WC, and hand basin.

BEDROOM TWO

11' 8" x 8' 0" (3.58m x 2.46m)

Double glazed window to the rear and radiator.

BEDROOM THREE

8' 7" x 7' 6" (2.62m x 2.31m)

Double glazed window to the rear and radiator.

BEDROOM FOUR

8' 7" x 7' 7" (2.64m x 2.33m)

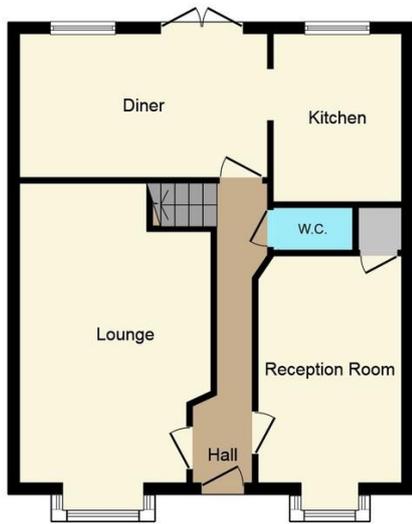
Double glazed window to the rear and radiator.

EXTERNALLY

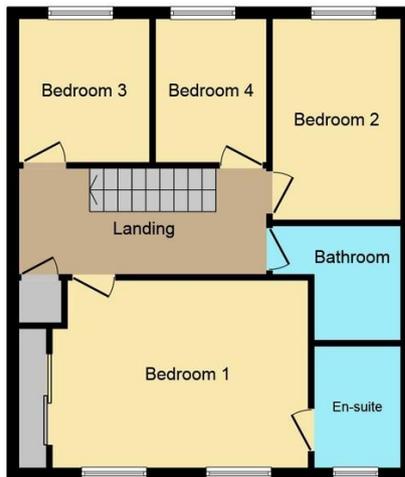
Front garden. South facing rear garden with summer house and gated access to parking and garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

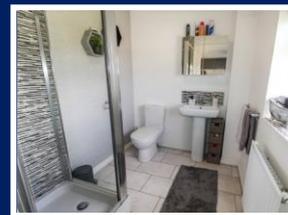
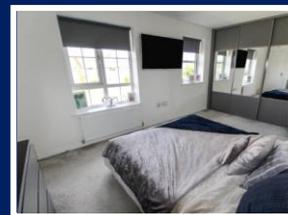


Ground Floor



First Floor

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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.

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