



Melville Avenue,  
Blyth  
£159,950



**Lennon**  
Properties





Melville Avenue, Blyth,  
NE24 3SU

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We are delighted to welcome to the market this well presented three bedroom semi-detached house situated on Melville Avenue in Blyth. The property briefly comprises of- Entrance Hall, Lounge, Spacious Dining Kitchen, Three Bedrooms, Bathroom/wc, Garage and gardens to the front and rear. Close to local, amenities and excellent road links, we strongly advise early viewing of this family home in order to avoid disappointment.



### ENTRANCE HALWAY

A half glazed Upvc door leads to the Hallway, featuring a staircase to the first floor, ceiling cornices and a heating radiator.

### GROUND FLOOR WC

Fitted with a white suite comprising of a low level wc, wash hand basin with tile splashback and a heating radiator.

### LOUNGE

14' 3" x 11' 8" (4.349m x 3.567m)

Featuring a Box window to the front elevation, heating radiator, ceiling cornices, telephone and television points, together with a fire surround complete with marble hearth and gas fire.

### KITCHEN/DINING ROOM

15' 5" x 9' 8" (4.723m x 2.965m)

The Kitchen is furnished with a modern range of wall and floor mounted complimented by marble effect preparation surfaces with a one and a half bowl sink unit and drainer and mixer tap, an integrated electric oven with gas hob and extractor over, a partial wall tile decoration and a tile floor finish. The room also benefits from the plumbing for a dishwasher, a wall mounted gas boiler, under stair storage cupboard, heating radiator, ceiling cornices, window to the rear and French doors to the rear garden.

### FIRST FLOOR LANDING

featuring an integral storage cupboard and access to the loft space.

### BEDROOM ONE

15' 8" x 8' 10" (4.781m x 2.704m)

Featuring two windows to the front elevation, a heating radiator and ceiling cornices.

### BEDROOM TWO

9' 4" x 8' 11" (2.850m x 2.731m)

Located to the rear, providing a heating radiator and ceiling cornices.

### BEDROOM 3

8' 10" x 6' 0" (2.711m x 1.844m)

Also located to the rear, providing a heating radiator and ceiling cornices.

### BATHROOM

Fitted with a white suite complete with chrome fittings, featuring a panel bath with mixer shower unit and glazed screen, a pedestal wash hand basin and a low level wc. a part wall tile decoration and a heating radiator.

### GARAGE

An attached single garage with an up and over type door, power supply, light and the plumbing for an automatic washing machine.

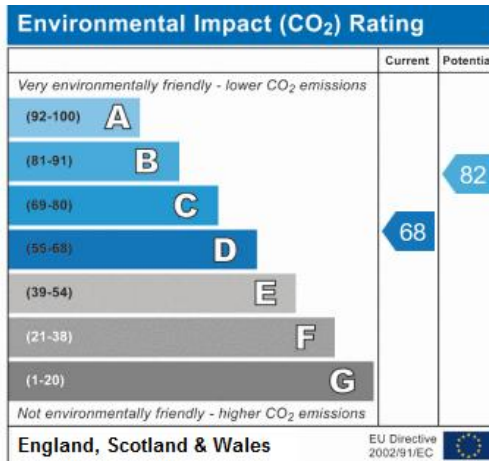
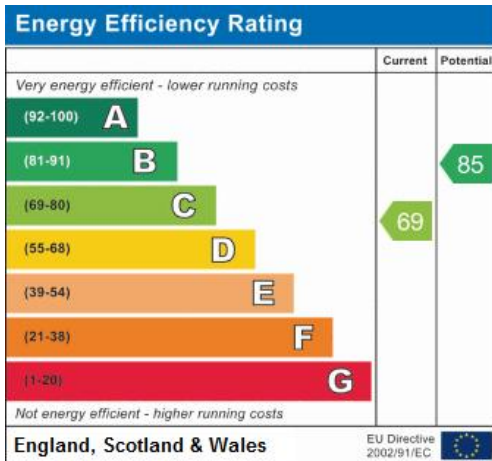
### EXTERNAL

Laid to lawn with driveway to accommodate off street parking.

### REAR GARDEN

Predominately laid to lawn, complete with a patio area and surrounded by a timber fence boundary.





Reference:  
Melville Avenue, Blyth



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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