

SIGNATURE

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📍 Ridley Avenue, Blyth NE24 3BA

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Asking Price
£350,000

Signature North East are delighted to welcome to the market this charming four-bedroom semi-detached home, ideally located in Blyth right next to Ridley Park. Perfectly positioned in a highly desirable area, this property is within easy reach of local shops, schools, the beach, and green spaces, making it an exceptional choice for families.

This home is brimming with character, showcasing original features such as ornate cornicing and ceiling roses, bespoke skirting boards in keeping with its period style, a striking stained-glass staircase window, and a wrought iron spiral staircase. Updated throughout within the last seven years, this property beautifully combines period charm with modern comfort.

You enter the property through a welcoming vestibule with its original tiled floor, which leads into a central hallway. To the front sits a generous living room with a large bay window, providing ample natural light and space for a variety of furnishings. Elegant sliding doors connect this room to the open plan dining area, creating a versatile and sociable family setting with garden views. The kitchen is fitted with a range of attractive wall and base units, complemented by sleek worktops and integrated appliances including two ovens, a five-ring gas hob, a tall fridge, a combi microwave oven, and a dishwasher. From here, access is granted to the rear garden. Completing the ground floor is a utility room with a sink, pulley airer, and plumbing for a washer, as well as space for a freezer and housing for the Baxi boiler. A modern shower room with W.C, hand basin, and shower completes this level.

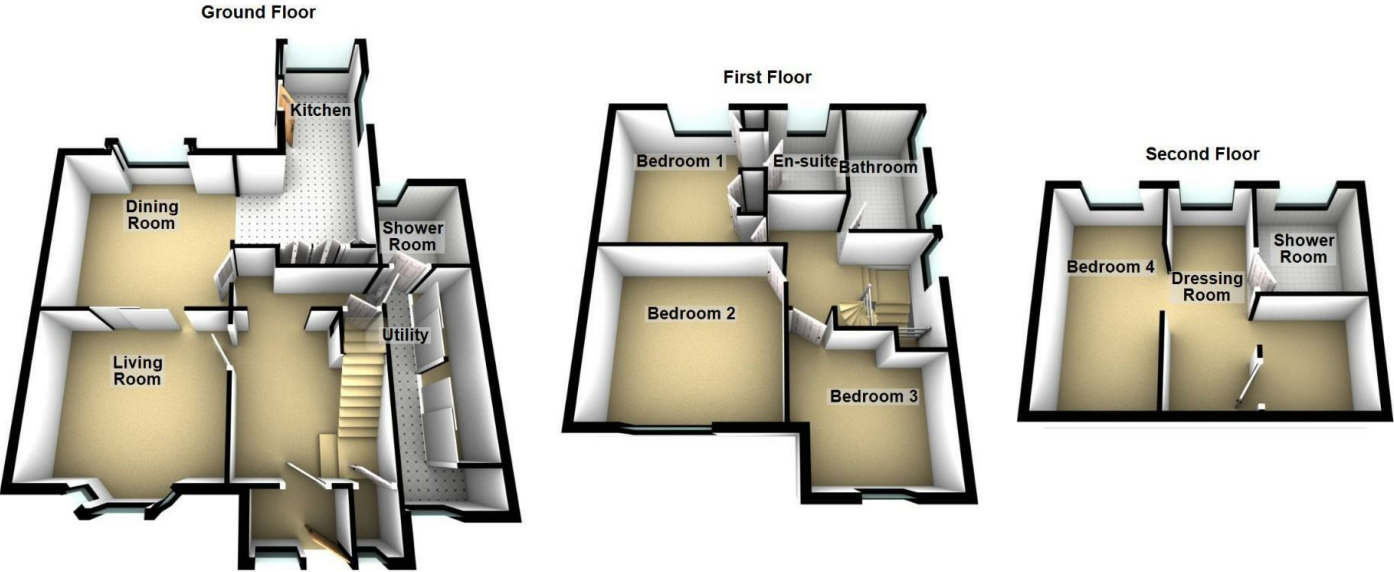
Ascending to the first floor, you will find three well-proportioned bedrooms, each able to accommodate a double bed along with additional furnishings. The main bedroom boasts fitted wardrobes and a private en-suite with underfloor heating and a waterfall shower. A stylish family bathroom serves the floor, also with underfloor heating, a bathtub with overhead waterfall shower, hand basin, and W.C. To the second floor lies the fourth bedroom, a wonderful retreat benefitting from its own dressing and seating areas, as well as a modern en-suite shower room with underfloor heating and a waterfall shower.

Externally, this property enjoys an impressive west-facing rear garden, predominantly laid to lawn with a spacious patio area—perfect for outdoor dining and entertaining. An outdoor tap adds further convenience, while a garage with its own consumer box installed four years ago provides additional storage or parking options. To the front, there is off-street parking, completing this delightful family home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 162.1 sq. metres (1744.3 sq. feet)

Measurements:

- Living Room
11'1" x 13'0"
- Dining Room
12'4" x 13'0"
- Kitchen
6'5" x 18'10"
- Shower Room
6'2" x 6'4"
- Utility
6'2" x 15'10"
- Bedroom One
11'5" x 9'8"
- Bedroom Two
11'11" x 13'0"
- Bedroom Three
9'0" x 8'0"
- Bathroom
5'5" x 10'5"
- En Suite
7'4" x 5'8"
- Bedroom Four
15'10" x 7'8"
- Shower Room
7'4" x 7'8"
- Dressing Room
15'6" x 5'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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