



## Appledore Road Blyth

This charming three-bedroom semi-detached family home is now available for sale on the highly desirable Appledore Road in South Beach, Blyth. The property boasts a thoughtfully designed layout, starting with a welcoming entrance hall that leads into a comfortable lounge, a separate dining room, kitchen. A bright and airy conservatory extends the living space, creating a perfect spot for relaxation. Upstairs, there are three well-proportioned bedrooms, along with a fabulous newly fitted family bathroom designed with contemporary style. The property is complemented by a low maintenance front garden and private, turfed garden at rear, which includes access to the garage for added convenience. A new gas central heating has recently been installed, as well as new double glazing throughout. This spacious family home is situated close to the beach, and the recently opened train station. It is also within the catchment area for the excellent Bede Academy making it an ideal location for seaside living. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £169,000

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# Appledore Road Blyth

## ENTRANCE

Double glazed entrance door, staircase to first floor, radiator

## LOUNGE 13'06 (3.96) x 12'04 (3.66)

Double glazed bay window to front, living flame effect gas fire with wood effect surround, marble inset and hearth. Under stairs cupboard, telephone and television points, coving to ceiling, ceiling rose, double radiator. Archway to dining room

## DINING ROOM 8'03 (2.44) x 10'04 (3.05)

Coving to ceiling, ceiling rose, radiator. Double glazed patio door to conservatory

## CONSERVATORY 10'04 (3.05) x 13'03 (3.96)

Double glazed windows to rear and sides, double radiator, wall light, double glazed French door to garden

## KITCHEN 10'11 (3.07) x 7'01 (2.13)

Fitted with a range of wall and base units, work surfaces, sink unit, built in electric oven and hob and extractor hood. Space for automatic washing machine, dishwasher and fridge/freezer. Tiled floor, double glazed window to side and rear. Double glazed door to conservatory

## FIRST FLOOR LANDING

Double glazed window to side, access to partly boarded out roof space

## BEDROOM ONE 13'00 (3.96) x 8'06 (2.44)

Double glazed window to front, fitted wardrobes, television point, coving to ceiling, ceiling rose, radiator

## BEDROOM TWO 9'02 (2.74) x 9'01 (2.74)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, built in cabin bed, coving to ceiling, ceiling rose, radiator

## BEDROOM THREE 10'00 (3.05) x 6'08 (1.83)

Double glazed window to front, built in cupboard housing combi boiler, coving to ceiling, ceiling rose

## BATHROOM/W.C.

White three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, double glazed frosted window to rear, tiling to walls and flooring

## FRONT GARDEN

Laid mainly to lawn, flower, tree and shrub borders, walled and fenced boundaries

## REAR GARDEN

Mainly paved, gated access to side x 2. Door to detached garage

## GARAGE

Detached garage to the rear of the property with electric door, light and power points. Door to rear garden





**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and on street

**MINING**

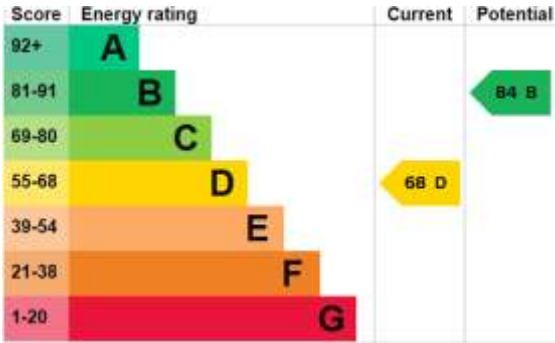
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: D**  
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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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