



Cornwall Way Blyth

- Terraced House
- Three Bedrooms
- Driveway & Allocated Parking
- Sought After Estate
- Close To Beach & Park

£ 140,000



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ROOK
MATTHEWS
SAYER

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Cornwall Way

Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

CLOAKS/WC

Low level WC, hand basin

LOUNGE 14'93 (4.50) X 11'89 (3.56) maximum measurements into recess

Double glazed window to front, double radiator

KITCHEN/DINING ROOM 11'84 (3.56) X 7'68 (2.29)

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob, space for fridge/freezer, double glazed French doors leading to rear garden

SECOND FLOOR LANDING

BEDROOM ONE (TOP FLOOR) 20'68 (6.25) X 8'56 (2.57)

Two velux windows to front and one velux window to rear, single radiator

FIRST FLOOR LANDING

BEDROOM TWO 11'96 (3.58) X 11'83 (3.56) maximum measurements

Two double glazed windows to front, single radiator

BEDROOM THREE 11'89 (3.56) X 7'86 (2.33)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, heated towel rail

FRONT GARDEN

Bushes and shrubs, driveway

REAR GARDEN

Low maintenance garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space & driveway

Management Fee: £66 per annum

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: B

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

16 Branches across the North-East

