



Newsham Road | Blyth | NE24 5TL

**£125,000**

Located within the ever-popular Newsham estate in Blyth, this charming and characterful semi-detached home presents a rare opportunity, offering flexible accommodation across two levels. Once two separate flats, the property has been partially converted and now invites a creative touch to complete its transformation into a spacious family residence. Upon entering, you're greeted by a welcoming hallway that leads into a generous lounge adorned with a beautiful bay window, flooding the space with natural light and providing an inviting area to relax. To the rear, a formal dining room—currently styled as a bedroom—adds versatility to the layout. The kitchen, functional in its current form, opens into a practical wet room, with an adjoining lean-to that provides direct access to a wonderfully large, southerly facing rear garden—ideal for summer gatherings or peaceful morning coffees. Upstairs, the first floor continues to impress with two well-proportioned bedrooms, a second lounge, a kitchen, and a bathroom. While the upper level retains echoes of its past configuration as a separate dwelling, it offers boundless potential for reconfiguration to suit modern family life. Externally, the property benefits from a pleasant front garden and generous off-street parking for two to three vehicles. With no upper chain, this is a superb opportunity for those seeking a home with character, scope, and a prime location. Some updating is required, but the potential here is undeniable—an exciting project for the discerning buyer. 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.

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**Semi Detached House**

**Three Bedrooms**

**Two Reception Rooms**

**Formerly Two Flats**

**Off Street Parking**

**No Upper Chain**

**Front Garden & South Facing Rear Garden**

**For any more information regarding the property please contact us today**

#### ENTRANCE

UPVC entrance door

LOUNGE 17'69 (5.33) X 9'39 (2.82) maximum measurements into bay window, excluding recess

Double glazed bay window to front, single radiator

DINING/BEDROOM 16'01 (4.88) X 11'25 (3.40) maximum measurements into recess

Double glazed window to front, single radiator

KITCHEN 14'03 (4.27) X 7'29 (2.18)

Double glazed window to rear, single radiator, built in electric fan assisted oven, electric hob, space for fridge, plumbed for washing machine

#### WET ROOM

3 piece suite comprising: double glazed window to rear, radiator, low level WC, pedestal wash hand basin

LEAN-TO 10'95 (3.28) X 5'77 (1.70)

BEDROOM ONE 11'16 (3.38) X 8'77 (2.62)

Double glazed window to front, single radiator

BEDROOM TWO 11'16 (3.35) X 8'43 (2.54) maximum measurements into recess

Double glazed window to side, single radiator

FIRST FLOOR LOUNGE 18'53 (5.61) X 9'51 (2.87) minimum measurements excluding recess

Double glazed bay window to front, single radiator, storage cupboard

FIRST FLOOR KITCHEN 17'28 (5.23) X 3'89 (0.91)

Two double glazed windows to rear, fitted base units/work surfaces, stainless steel sink, space for oven and fridge/freezer

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator

#### FRONT GARDEN

Low maintenance garden, off street parking

#### REAR GARDEN

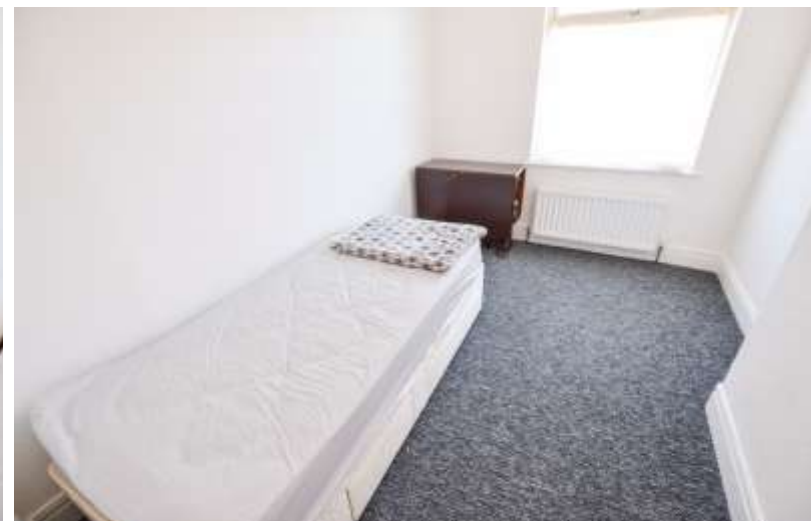
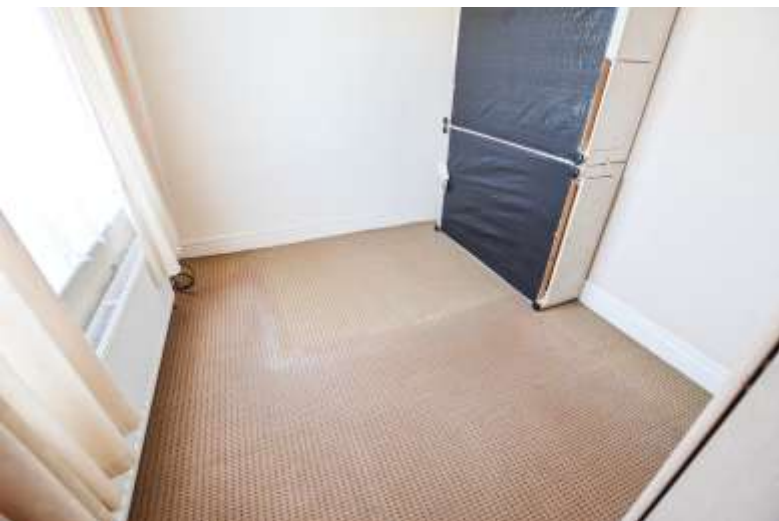
Low maintenance garden, south facing

#### OUTHOUSE

**T: 01670 352900**

Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Accessibility: Suitable for wheel chairs and has a ground floor wet room

#### 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: TBC**

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**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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