



Hambleton Street | Blyth | NE24 1NH

£80,000



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ROOK
MATTHEWS
SAYER

Stunning Two Bedroom House

No Upper Chain

Rear Yard

Two Reception Rooms

**Freehold, EPC Rating C, Council
Tax Band A**

Gas Heating

Fully Refurbished

Utility Room

For any more information regarding the property please contact us today

This beautifully renovated home combines modern design with classic charm, perfectly positioned within easy reach of excellent transport links, local shops, and everyday conveniences. From the moment you enter, the bright and welcoming hallway sets the tone for the rest of the property, leading to a spacious and light-filled lounge that provides an inviting space to relax or entertain. Adjacent to the lounge is a stylish dining room featuring a useful built-in storage cupboard, ideal for family meals and gatherings. The property also benefits from a practical utility area and a brand-new, contemporary kitchen fitted with sleek cabinetry, quality appliances, and ample workspace. From here, doors open out to a private rear yard — a lovely outdoor retreat, perfect for morning coffee, summer barbecues, or quiet evenings. Upstairs, there are two generously proportioned bedrooms, each beautifully decorated and filled with natural light. The family bathroom has been tastefully updated with modern fixtures and fittings, offering both comfort and elegance. Every detail of this property has been finished to a high standard, showcasing a thoughtful refurbishment throughout. With its convenient location, bright and airy interiors, and ready-to-move-in condition, this home is ideal for first-time buyers, young families, or professionals looking for a stylish and low-maintenance property close to all amenities.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance porch

ENTRANCE HALLWAY: stairs to first floor landing and single radiator.

LOUNGE: (front): 13'19 x 9'46, (4.02m x 2.88m), double glazed window to front, single radiator, and coving to ceiling.

DINING ROOM: (rear): 13'22 x 9'30, (4.02m x 2.83m), single radiator.

KITCHEN: (rear): 6'30 x 7'93, (2.41m x 1.92m), double glazed window to rear, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, electric hob, and space for fridge/freezer.

UTILITY ROOM: 8'03 x 6'72, (2.44m x 2.04m), double glazed window to rear, fitted wall and base units and work surfaces as well as a single radiator.

FIRST FLOOR LANDING AREA: double glazed window to side, and loft access

FAMILY BATHROOM: panelled bath with shower over, pedestal wash hand basin, low level wc, double glazed window to rear and single radiator

BEDROOM ONE: (front): 13'20 x 13'25, (4.02m x 4.03m), double glazed window to front and single radiator.

BEDROOM TWO: (rear): 13'21 x 6'26, (4.02m x 1.90m), double glazed window to rear, and single radiator.

EXTERNALLY: garden to rear

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Heating
Mobile Signal Coverage Blackspot: No
Parking: Off Street Parking

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

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: A**EPC RATING: C**

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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 interest 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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