



Kingfisher Way | Blyth | NE24

£140,000

Enjoying a pleasant position within the popular South Beach area of Blyth, this mid-link home offers an exciting opportunity for buyers looking to step onto the property ladder or invest in a well-located coastal property with excellent potential. Ideally situated close to local amenities, transport links, and the stunning Northumberland coastline, the property provides the perfect balance of convenience and seaside living. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing. The accommodation briefly comprises an entrance porch leading into a spacious lounge through dining room, providing a bright and versatile living space ideal for both relaxing and entertaining. The kitchen is situated to the rear of the property with access to the garden, while to the first floor there are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, offering outdoor space to enjoy throughout the year, together with a detached garage providing valuable off-street parking or additional storage. The home also benefits from gas central heating. While some updating and modernization is required, this has been sensibly reflected in the asking price, making it a fantastic opportunity for buyers seeking a property with scope to add value. With the beach, promenade, and scenic coastal walks just a short distance away, this property combines potential, practicality, and the appeal of coastal living in one attractive package.

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**Stunning Four Bedroom
Detached**

**Downstairs W.C and En Suite
and Dressing Room**

Close To New Train Station

**Mains Water, Sewage and
Electricity**

**Garage and Off Street
Parking For Two Cars**

**Freehold, Council Tax Band
D, Epc Rating B**

Spacious Rear Garden

**Gas Heating, Cable
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH

LOUNGE: (front): 14'74 x 13'23, (4.49m x 4.03m), double glazed window to front, double radiator and stairwell.

KITCHEN: (rear): double glazed window to rear, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, electric hob, space for fridge freezer, storage cupboard and doors to rear garden.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to rear, and heated towel rail.

BEDROOM ONE: (front): 12'92 x 8'22, (3.93m x 2.50m), double glazed window to front and single radiator.

BEDROOM TWO: (rear): 8'21 x 10'95, (2.50m x 3.33m), double glazed window to rear, and single radiator.

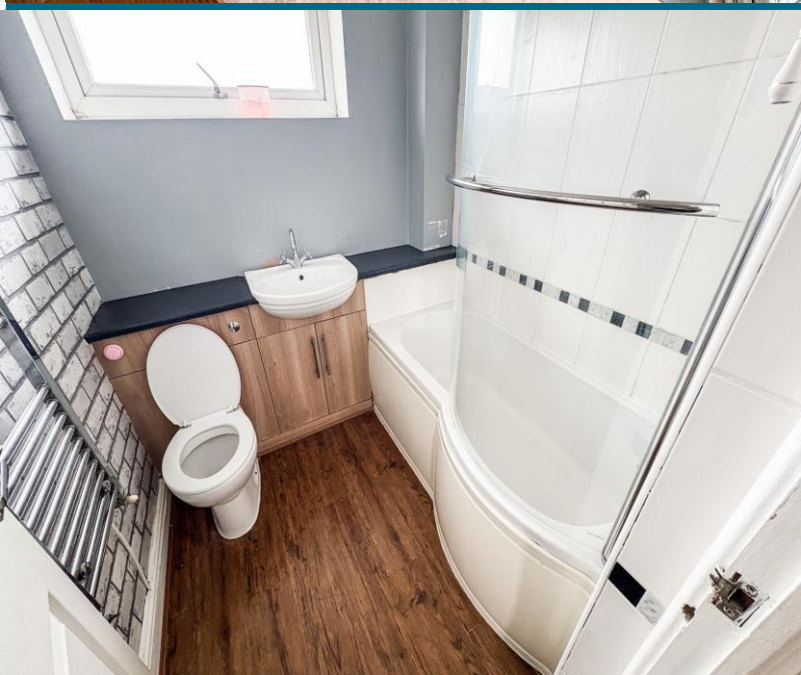
BEDROOM THREE: (front): 6'21 x 10'10, (1.89m x 3.07m), double glazed window to front, and single radiator.

EXTERNALLY: laid mainly to lawn, low maintenance garden with single garage.

T: 01670 352 900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.

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