



Rayburn Court | Blyth | NE24 4GZ

£150,000

Perfectly positioned for easy access to Blyth's growing seafront and new rail connections, this well-presented three-bedroom semi-detached home is offered to the market with the benefit of no upper chain, making it an ideal purchase for families, first-time buyers, or commuters. The property provides versatile accommodation arranged over two floors. To the ground floor, an entrance hallway leads into a bright and comfortable lounge, with a convenient downstairs W.C. adding everyday practicality. To the rear, a spacious kitchen diner offers ample room for cooking and family dining, with patio doors opening onto the garden, creating a seamless flow between indoor and outdoor living. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family or flexible space for home working. Externally, the home enjoys a private rear garden, ideal for relaxing or entertaining, while the location ensures all local amenities, schools, and the newly opened Blyth train station are within easy reach. With no upper chain and a desirable location close to the coast and excellent transport links, this property presents a fantastic opportunity to acquire a ready-to-move-in family home in one of Blyth's most convenient and increasingly popular areas. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Gorgeous Three Bedroom Semi

Front Garden With Off
Street Parking For Two Cars

Rear Garden Overlooking
Fields

Close To New Train Station

Downstairs Cloaks/w.c

Mains Water, Sewage and
Electricity, Gas heating

Freehold, Epc Rating C,
Council Tax Band B

No Upper Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: upvc entrance door

ENTRANCE HALLWAY: stairs to first floor landing and double radiator

DOWNSTAIRS CLOAKS/W.C.: low level wc, wash hand basin and single radiator.

LOUNGE: (front): 14'72 x 10'24, (4.48m x 10.24m), double glazed window to front, double radiator, and coving to ceiling

KITCHEN: (rear): 10'48 x 13'64, (3.19m x 4.15m), double glazed window to rear, double radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit with drainer and mixer tap, tiled splash backs, electric fan assisted oven, gas hob, space for fridge freezer, washing machine, and patio doors to rear garden.

FIRST FLOOR LANDING AREA: loft access, and built in storage cupboard.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, and double glazed window to side, single radiator, part tiling to walls and tiled flooring.

BEDROOM ONE: (rear): 13'67 x 8'14, (4.16m x 2.48m), double glazed window to front, single radiator, built in cupboard.

BEDROOM TWO: (rear): 6'44 x 10'48, (1.96m x 3.19m), double glazed window to rear, single radiator.

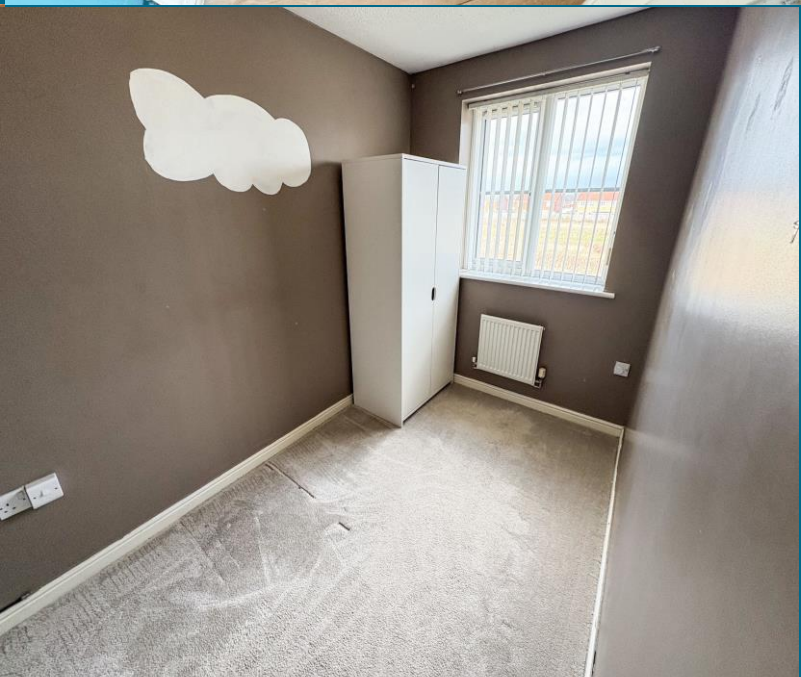
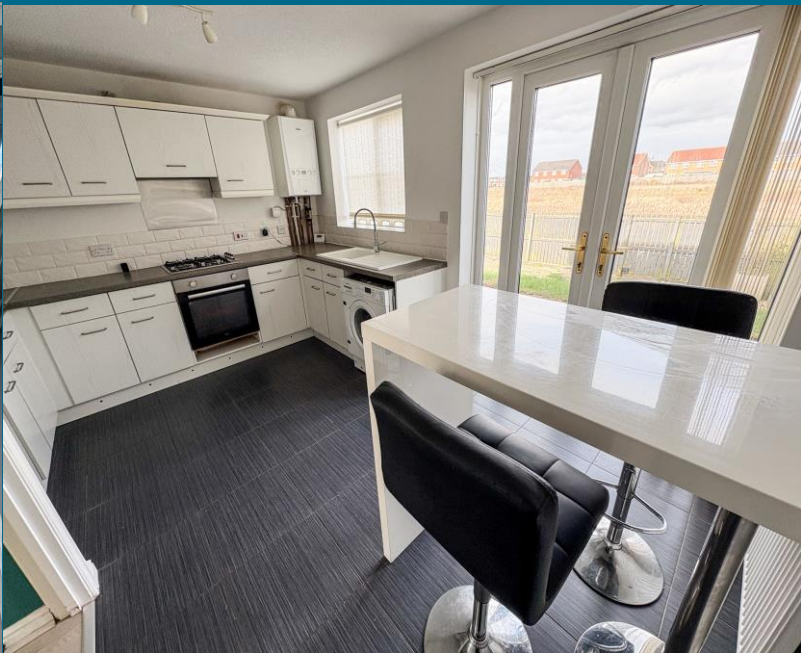
BEDROOM THREE: (rear): 6'86 x 7'30, (2.09m x 2.21m), double glazed window to rear, single radiator and fitted wardrobes and drawers.

EXTERNALLY: laid mainly to lawn with driveway and two off street parking spaces.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING