



Wellesley Drive | Blyth | NE24 3UZ

**£145,000**

Set in a prime coastal location just moments from the beach, this beautifully presented modern townhouse offers stylish living arranged over three impressive floors. The ground floor welcomes you with a contemporary lounge and kitchen, perfectly designed for everyday living and entertaining, with French doors opening directly onto the rear garden. A convenient downstairs WC completes this level. 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. The first floor hosts two well-proportioned bedrooms alongside a sleek, modern family bathroom with WC. Occupying the entire top floor is a truly fabulous master bedroom, flooded with natural light from Velux windows and providing a peaceful retreat. Outside, the generous rear garden is mainly laid to lawn with an additional patio area, ideal for outdoor dining and relaxation. To the front, a driveway provides off-street parking. Combining a superb location close to the beach with modern design and excellent presentation throughout, this is a lovely family home that must be seen to be fully appreciated.

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**Three Bedroom House, On the Sought After South Shore**

**No Upper Chain**

**Close To Beach and Ridley Park**

**Mains Water, Sewage and Electricity**

**Off Street Parking**

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

**Gas Heating, Cable Broadband**

**Downstairs W.C**

**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

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

**LOUNGE:** (front): 10'36 x 12'14, (3.13m x 3.70m), double doors to rear garden

**KITCHEN:** (front): 8'96 x 11'52, (2.73m x 3.51m), double glazed window to front, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, and plumbed area for washing machine.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower over, wash hand basin and low level wc and heated towel rails.

**BEDROOM ONE:** (front): 8'98 x 15'91, (2.73m x 4.84m), single radiator and 2 Velux windows to front.

**BEDROOM TWO:** 7'36 x 12'16, (3.70m x 2.24m)

**BEDROOM THREE:** (front): 5'87 x 8'19, (3.70m x 2.24m), double glazed window to front, and single radiator.

**EXTERNALLY:** off street parking to front, to the rear is a patio area and astro turf.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

**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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