



Ingleton Gardens | Blyth | NE24 3PE

£140,000

Offering far more than first meets the eye, this impressive two-bedroom property delivers modern living accommodation, generous outside space and a highly convenient location close to the new train station. The accommodation briefly comprises a welcoming entrance hall, spacious lounge and a stylish breakfasting kitchen fitted with a range of units and benefitting from French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms, with the principal bedroom featuring fitted wardrobes, together with a family bathroom. Externally, the property enjoys a good-sized driveway to the front providing off-street parking for a number of vehicles. To the rear is an enclosed garden, offering a private and secure outdoor space to relax and enjoy. Superbly appointed throughout and presented in excellent decorative order, this delightful home is sure to appeal to a wide range of purchasers. Internal inspection is highly recommended 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 Two Bedroom House

No Upper Chain

Off Street Parking

Close To New Train Station

Sought After South Beach

Freehold, Council Tax Band B

Mains Water, Sewage and Electricity

Gas Heating, Fibre to Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALL

Double glazed entrance door. Staircase to first floor, radiator. Door to lounge.

LOUNGE 13'08" x 9'08"

Double glazed window to front, electric fire with wood effect surround, marble inset and hearth.

BREAKFASTING KITCHEN 12'11" x 8'07"

Fitted with a range of wall and base units, work surfaces, single drainer sink unit. Built in electric oven and gas hob, extractor hood, part tiled walls, built in cupboard, wall mounted central heating boiler, radiator, space for automatic dishwasher and fridge/freezer. Double glazed window to rear. Double glazed French doors to rear garden.

BEDROOM ONE 11'0" x 9'08"

Double glazed window to front, built in wardrobe, built in cupboard.

BEDROOM TWO 11'04" x 6'05"

Double glazed window to rear.

BATHROOM/W.C.

White three piece suite comprising panelled bath with gas shower over, pedestal wash hand basin, low level w.c., part tiled walls, radiator, extractor fan. Double glazed frosted window to rear.

REAR GARDEN

Laid mainly to lawn, patio, shrub borders, fenced boundaries.

FRONT GARDEN

To the front is 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: Allocated parking space

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

BL00012049.AJ.BH.26/06/2026.V.1



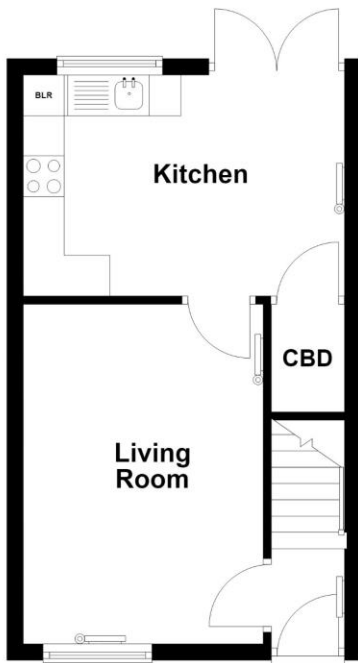
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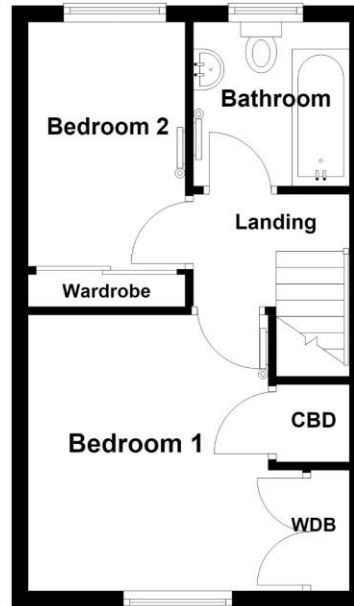
Ground Floor

Approx. 27.5 sq. metres



First Floor

Approx. 27.5 sq. metres



Total area: approx. 55.0 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The Plan is for illustrative purposes only. Version 1
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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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