



Sidney Street | Blyth | NE24 2RD

£120,000



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ROOK
MATTHEWS
SAYER

**Stunning Three Bedroom
House**

Rear Yard

Two Reception Rooms

**Mains Water, Sewage and
Electricity**

**Close To Shops and Transport
Links**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

Tucked away in the vibrant heart of Blyth, this charming and immaculately presented three-bedroom home offers an exceptional blend of space, comfort, and practicality, perfectly suited to modern family living. Ideally situated just a short distance from a variety of local shops, popular amenities, and well-connected transport links, the property provides both convenience and lifestyle in equal measure. From the moment you step through the front door, the sense of quality and generous proportions becomes immediately apparent. A beautifully tiled entrance hallway sets the tone for the rest of the home, leading you into a warm and inviting lounge that offers the perfect setting for quiet evenings or social gatherings. The heart of the home lies in the spacious dining room, which boasts a stylish tiled floor and striking double doors that open directly onto the rear yard, allowing natural light to pour in and creating a wonderful indoor-outdoor flow—ideal for entertaining guests or enjoying a peaceful morning coffee. The well-appointed kitchen offers ample storage and functionality, providing everything needed for family meals or more elaborate culinary creations. Upstairs, the property continues to impress with three generously sized bedrooms, each offering plenty of space and versatility to suit a range of needs—whether for family, guests, or home working. A modern and neatly finished family bathroom completes the first floor, offering both comfort and practicality. Outside, the rear yard provides a private and low-maintenance outdoor space, ideal for relaxing, hosting barbecues, or simply unwinding at the end of the day. This is a truly impressive home that effortlessly combines character, space, and convenience in one of Blyth's most accessible locations. Whether you're a growing family, a couple seeking extra space, or an investor looking for a quality property in a sought-after area, this home is certain to tick all the right boxes. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door with tiled floor

ENTRANCE HALLWAY: single radiator and tiled floor

LOUNGE: 15'97 x 14'41, (4.86m x 4.39m), double glazed window, double radiator and fire surround with electric inset and hearth, attractive marble fireplace with electric fire.

DINING ROOM: (rear): 16'24 x 12'53, (4.88m x 3.86m), with measurements into alcoves and large, double glazed bay window with gorgeous views over the rear garden, radiator, cornice to ceiling.

KITCHEN: (rear): 12'58 x 8'39, (3.83m x 2.55m), double glazed window to rear as well as a door to the rear yard, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric oven, electric hob with extractor fan above, plumbed for washing machine and tiling to floor.

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LOFT

FAMILY BATHROOM: 4 piece suite comprising panelled bath, hand basin, shower cubicle, low level wc, spotlights, double glazed windows to rear, single radiator and tiled flooring.

BEDROOM ONE: 9'55 x 12'53, (2.91m x 3.81m), double glazed window, double radiator, and fitted wardrobes.

BEDROOM TWO: (rear): 10'76 x 9'53, (3.27m x 2.90m), double glazed window to rear, single radiator and fitted wardrobes

BEDROOM THREE: (front): 10'06 x 9'41, (3.06m x 2.86m), double glazed window to rear and single radiator

EXTERNALLY: externally there is a rear yard with decking and artificial grass.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: on 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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

COUNCIL TAX BAND: A

EPC RATING: TBC

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"DoubleClick Insert Picture" FLOORPLAN

"DoubleClick Insert Picture" 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

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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