



South View | Blyth | NE24 3RB

£140,000

Where generous outdoor space meets the relaxed pace of coastal living, this attractive three-bedroom home offers an exceptional corner plot, versatile accommodation and a location that's becoming increasingly sought after. The property is approached via a welcoming porch, leading into a bright and comfortable lounge. To the rear, a spacious kitchen/diner provides the perfect setting for family life, entertaining and everyday dining. The first floor offers three well-proportioned bedrooms and a modern wet room, creating practical and comfortable accommodation for a wide range of buyers.

Outside, the property truly excels. Occupying an enviable corner plot, it enjoys generous front, side and rear gardens, complemented by useful outhouses and off-street parking. The extensive outdoor space offers endless opportunities for gardening, family enjoyment or future enhancement, subject to the necessary permissions. Ideally positioned close to the

new train station, along with local shops, schools and everyday amenities, this fantastic home combines space, convenience and the benefits of coastal living in one highly desirable package. Early viewing is highly recommended to appreciate everything this wonderful home has to offer.

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End Of Terrace

Three Bedrooms

Corner Plot

Front, Rear & Side Gardens

Front Porch & Off Street

Gas Heating & Double

Two Outhouses

Viewings Highly

For any more information regarding the property please contact us today

ENTRANCE PORCH: Double glazed door and windows

ENTRANCE HALLWAY: Stairs to first floor, double glazed window to side, radiator.

LOUNGE: (front): 12'31 x 11'93 (3.75m x 3.63m) min. measurements excluding recess.
Double glazed bay window to front, radiator

KITCHEN/ DINER: (rear): 18'92 x 10'89 (5.76m x 3.31m) max. measurements into recess.
Double glazed window to side, range of wall, floor and drawer units with roll top work surfaces, coordinating sink and drainer unit with mixer taps, tiled splash backs, space for cooker and fridge freezer, plumbed for washing machine, spotlights, storage cupboard.

FIRST FLOOR LANDING: Loft access, built in storage cupboard.

BEDROOM ONE: 11'94 x 10'74 (3.63m x 3.27m)
Double glazed window to front, built in cupboard, radiator.

BEDROOM TWO: 11'10 x 9'47 (3.38m x 2.88m) min. measurements excluding recess.
Double glazed window to front, built in cupboard, radiator.

BEDROOM THREE: 8'97 x 7'44 (2.73m x 2.26m) max. measurements into recess.
Double glazed window to side, built in cupboard, radiator.

BATHROOM/ WET ROOM: Walk in shower, pedestal wash hand basin, low level w.c, double glazed frosted window to rear, cladding to walls, radiator.

FRONT/ SIDE GARDEN: Fenced and walled boundaries, laid mainly to lawn, low maintenance garden and off street parking.

REAR YARD: Fenced and walled boundary.

OUTHOUSE: x 2 with power and water

T: 01670 352 900

Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Off 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.

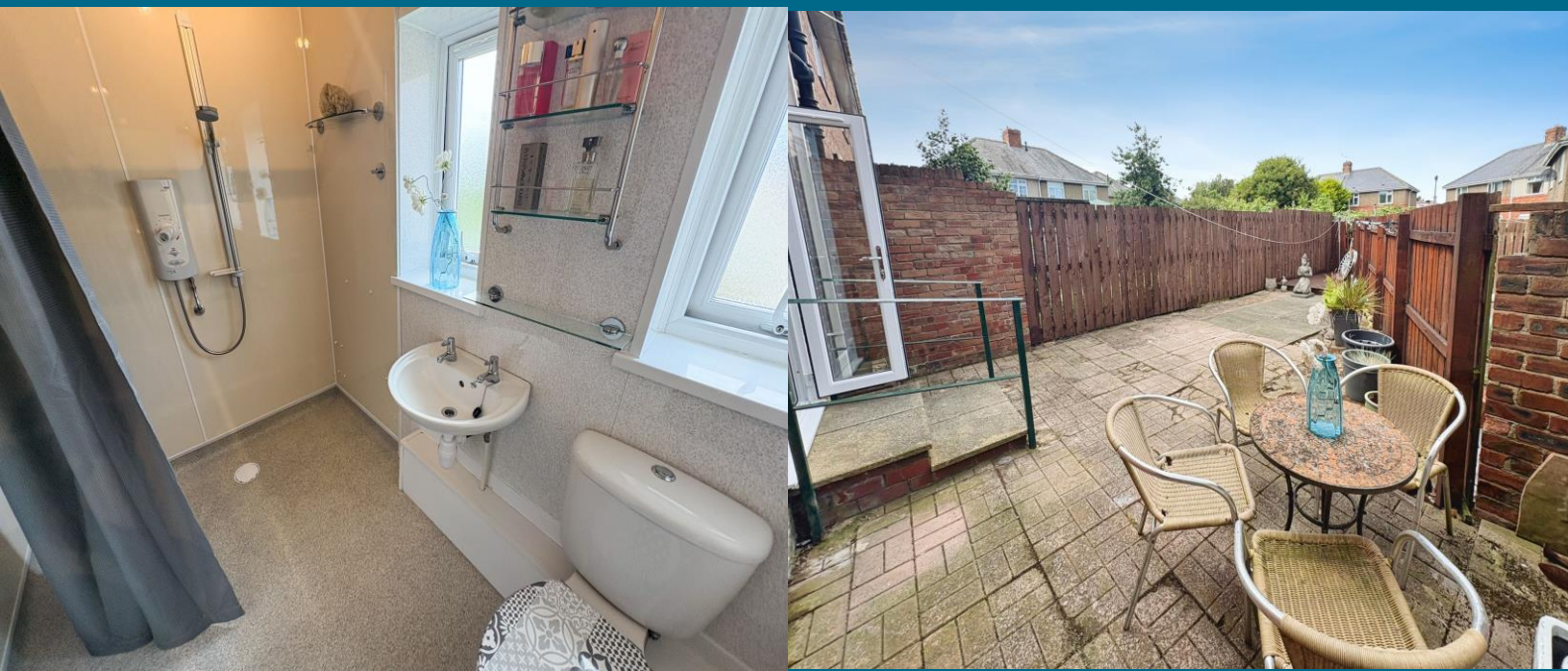
TENURE

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: B

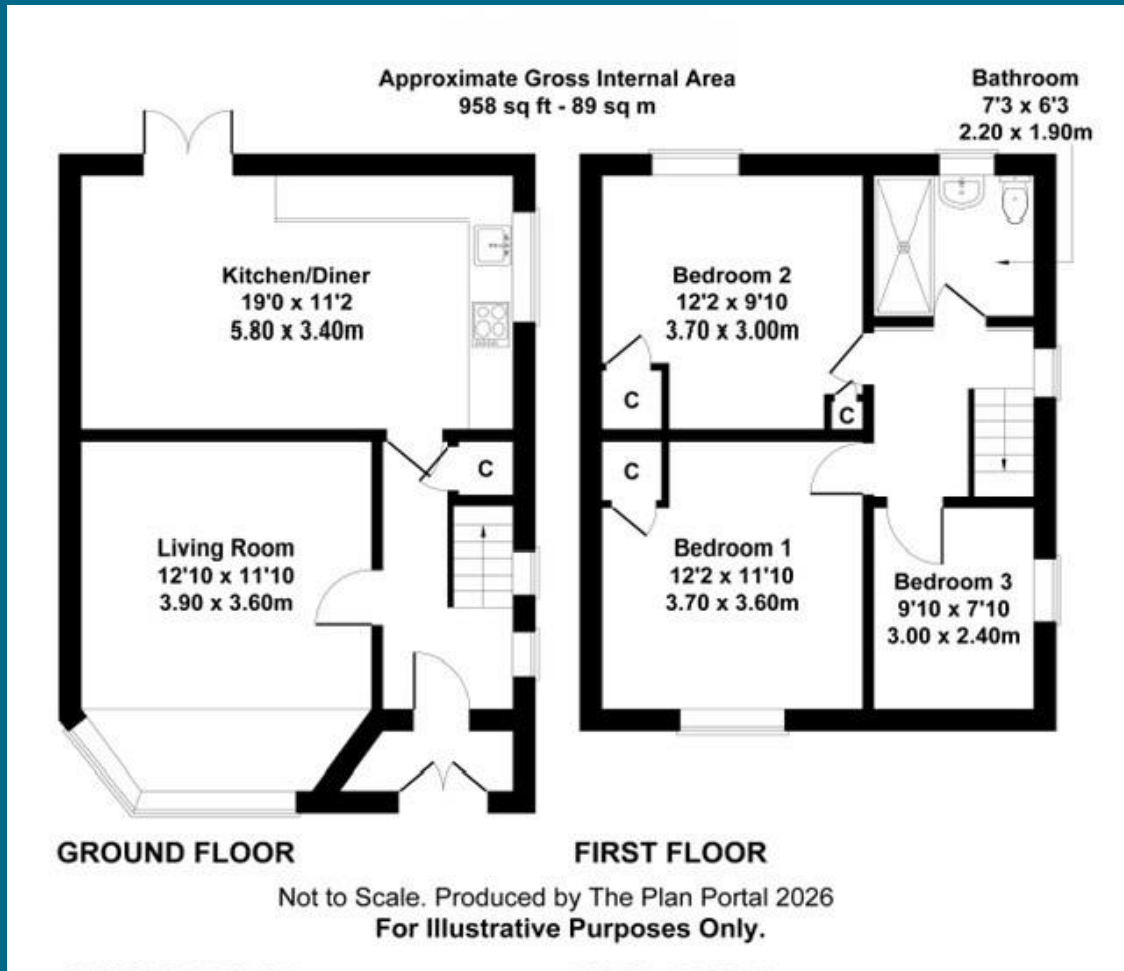
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.