



Bondicar Terrace | Blyth | NE24 2JW

£135,000

Offering space, character and exciting potential, this impressive three-bedroom home on the ever-popular Bondicar Terrace in Blyth is available with no upper chain. The property welcomes you with a porch leading into a spacious entrance hall, setting the tone for the size and character throughout. To the front of the home there is a bright and airy lounge featuring a charming bay window, while to the rear a second reception room provides additional living space and benefits from a single door opening out to the rear yard, creating an ideal setting for both relaxing and entertaining. The kitchen offers ample space for day-to-day family living and is complemented by a separate utility room and a convenient downstairs W.C. To the first floor there are three good-sized bedrooms, one of which enjoys access to a balcony, adding a lovely additional feature to the home.

A family bathroom serves the first floor accommodation. Externally, the property benefits from off-street parking to the front and a private rear yard. The home is partially double glazed and, while in need of some modernization, presents a fantastic opportunity for buyers to update and personalize to their own taste. Early viewing is highly recommended to fully appreciate the space, location and potential this property has to offer. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Large Three Bedroom House

No upper Chain

Balcony to Rear and Yard

In Need Of Some Modernisation

Two Reception Rooms

Porch to Front and Off Street Parking

**Mains Water, Electricity and
Sewage**

**Freehold, Epc Rating D, Council Tax
Band A**

Downstairs W.C and Utility Room

Gas Heating, Fibre to Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: tiled floor

ENTRANCE HALLWAY: stairs to first floor landing, two double radiators, and storage cupboard.

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

LOUNGE: (front): 13'34 x 17'18, (4.34m x 4.32m), bay window to front, and coving to ceiling.

DINING ROOM: (rear): 13'34 x 17'18, (4.06m x 5.23m), double glazed window to rear, single radiator and doors to rear garden.

KITCHEN: (rear): 9'74 x 10'94, (2.98m x 3.33m), double glazed window to rear, range of wall, floor and drawer units, with coordinating roll edge work tops, space for cooker, space for fridge freezer, and storage cupboard.

UTILITY ROOM: double glazed window to side, plumbed area for washing machine, and door to rear garden.

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

LOFT: partially boarded, pull down ladders, with lighting and power

FAMILY BATHROOM: freestanding bath, shower cubicle, low level wc, single glazed window to rear, heated towel rail, and part tiling to walls.

BEDROOM ONE: (rear): 12'65 x 14'85, (3.85m x 4.52m), single glazed bay window to front, and single radiator.

BEDROOM TWO: 14'15 x 12'94, (4.31m x 3.94m), single radiator and single glazed doors to balcony.

BEDROOM THREE: (front): 7'03 x 11'06, (2.14m x 3.06m), single glazed window to front, and single radiator.

EXTERNALLY: off street parking to front and yard to the rear.

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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

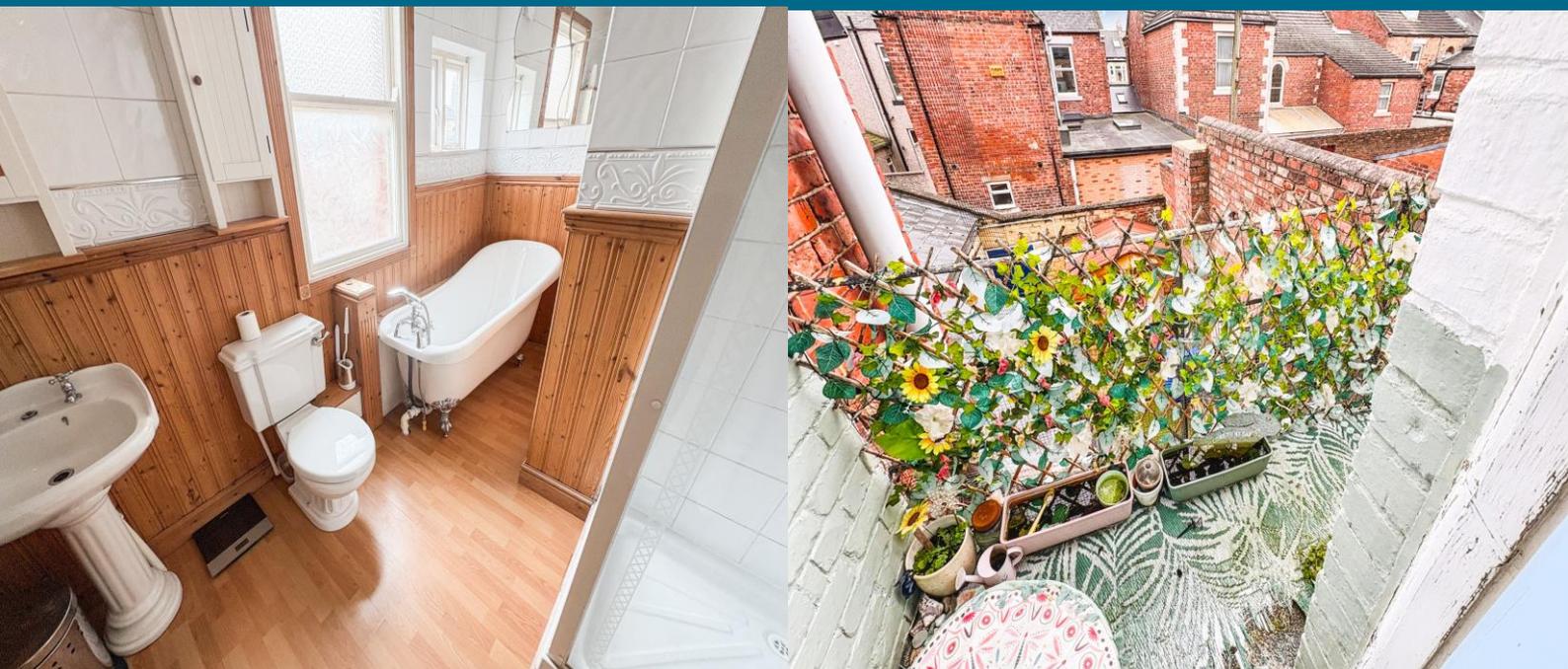
TENURE

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 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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