



Blackthorn Drive | Blyth | NE24 3XW

£150,000

An excellent investment opportunity on Blackthorn Drive in South Beach, Blyth, and this two bedroom end-link home is offered for sale with a tenant in situ currently paying £600 PCM. Enjoying an open aspect to the front, the property briefly comprises an entrance lobby, ground floor cloaks/WC, a welcoming lounge and a breakfasting kitchen. To the first floor there are two well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from off-street parking to the front and an enclosed rear garden. Ideally positioned close to local schools and amenities, this is a ready-made investment in a highly regarded residential area. Interest in this property will be high call 01670 352900 or email

RMS@rookmatthews.co.uk or visit to www.rms.co.uk

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Two Bedroom House

Epc C, Council Tax Band B

Sought After South Beach

**Mains Water, Electricity and
Sewage**

Off Street Parking

**Gas Heating, Fibre to Premises
Broadband**

**Leasehold 99 Years from 1999
with Approximately 72 Years
Remaining**

Downstairs W.C

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: single radiator

DOWNSTAIRS CLOAKS/W.C.: low level WC, hand basin, double glazed window, part tiling to walls and single radiator.

LOUNGE: (front): 13'71 x 13'27, (4.17m x 4.04m), double glazed window to front, single radiator, fire surround with electric inset and hearth, as well as coving to ceiling.

KITCHEN/DINING ROOM: (rear): 13'27 x 8'79, (4.04m x 2.67m) double glazed window to rear, double radiator, 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, space for cooker and fridge freezer as well as plumbed area for washing machine, and double glazed patio doors to rear garden.

FIRST FLOOR LANDING AREA: Loft Access

LOFT

FAMILY BATHROOM: 3 piece suite comprising panelled bath. Shower over, hand basin, low level wc, double glazed window to rear, single radiator and part tiling to walls.

BEDROOM ONE: (front): 10'58 x 11'19, (3.22m x 3.41m), double glazed window to front, single radiator, fitted wardrobes and doors as well as built in cupboard.

BEDROOM TWO: (rear): 6'95 x 11'32, (2.11m x 3.45m), double glazed window to rear and single radiator.

EXTERNALLY: off street parking to front with driveway, to the rear is low maintenance with a patio area.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1999

Ground Rent: £20 per annum.

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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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



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.