



St Cuthbert's Court | Blyth | NE24 2DH

## Guide Price £39,900

Perfectly positioned within a delightful gated private street, this charming first-floor flat offers a wonderful opportunity to enjoy relaxed coastal living while remaining within easy walking distance of the town centre and the beautiful surroundings of Ridley Park. Set in a peaceful and highly sought-after location, the property combines character, generous proportions, and a bright, airy atmosphere throughout, making it an ideal seaside home, holiday retreat, or investment opportunity. The accommodation is thoughtfully arranged and features a spacious lounge filled with natural light, creating a warm and welcoming living space perfect for relaxing or entertaining. The fitted kitchen provides ample storage and workspace, while the two generously sized double bedrooms offer comfortable and versatile accommodation. A modern shower room with WC completes the interior. One of the standout features of the property is its attractive outdoor space, including a beautifully maintained front garden that provides a lovely setting to sit and enjoy the fresh coastal air. To the rear, a detached garage offers valuable additional storage or secure parking. Located just a short stroll from local amenities, cafés, shops, and scenic coastal walks, the property perfectly captures the appeal of seaside living. Ridley Park and the nearby coastline provide an abundance of outdoor leisure opportunities, while the town centre ensures everyday convenience is always close at hand. Offered for sale with no upward chain, this delightful home is ready for immediate occupation and presents a rare opportunity to acquire a spacious property in such a desirable coastal setting.

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**Two Bedroom Upper Flat**

**Council Tax Band a, EPC C**

**Garage to Rear**

**Mains Water, Sewage And  
Electricity**

**No Upper Chain**

**Leasehold 99 Years from 1972 with  
Approximately 45 Years Remaining**

**Close To Shops and  
Transport Links**

**Gas Heating**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE

**ENTRANCE HALLWAY:** Stairs to first floor landing

**LOUNGE:** (front): 11'45 x 17'05, (3.48m x 5.19m), double glazed window to front, single radiator, fire surround with gas inset and hearth, coving to ceiling.

**KITCHEN:** (rear): 8'04 x 8'04, (2.45m x 2.45m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating belfast sink unit with drainer and mixer tap, tiled splash backs, space for cooker, space for fridge freezer, and plumbed area for washing machine.

**LOFT:** Partially boarded with pull down ladders.

**SHOWER ROOM:** pedestal wash hand basin, shower cubicle, low level wc, double glazed window, single radiator, tiling to walls and loft hatch.

**BEDROOM ONE:** (front): 10'33 x 12'95, (3.14m x 3.94m), double glazed window to front, single radiator and built in cupboard.

**BEDROOM TWO:** (rear): 12'25 x 10'33, (3.73m x 3.14m), double glazed window, and single radiator.

**EXTERNALLY:** single garage with electric.

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### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage

### **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 1972

Ground Rent: £10 per annum.

Any Other Charges/Obligations: £100 per year- buildings insurance.

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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Total area: approx. 64.3 sq. metres (691.6 sq. feet)

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.

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