



Deal Close | Blyth | NE24 3ST

£275,000

Rarely available on the ever-popular Deal Close, a prestigious cul-de-sac on South Beach, this substantial four bedroom detached residence offers spacious family living in a location that continues to be one of Blyth's most sought-after addresses. Available with no upper chain, the property briefly comprises a welcoming hallway, generous lounge, separate reception room ideal as a dining room or family room, fitted kitchen, and downstairs W.C. To the first floor are four bedrooms, the principal enjoying its own en suite, alongside a modern shower room. Externally there is a garage, driveway providing off-street parking for two vehicles and enclosed rear gardens perfect for family enjoyment. With South Beach on the doorstep and excellent access to local amenities, reputable schools and transport links, this is a fantastic opportunity to secure a spacious detached home in an enviable coastal setting.

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Four Bedroom Detached

Mains Water, Sewage and Electricity

Sought After South Beach

Downstairs WC And En Suite

Large Plot Front Side and Rear Gardens

Utility, Porch and Two Reception Rooms

Cul De Sac Location

Garage And Off-Street Parking for Two Cars

Gas Heating, Adsl Copper Wire Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH

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

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

LOUNGE: (front): 19'44 x 11'90, (5.92m x 3.62m), double glazed windows to front, double radiators, fire surround with electric insert and hearth, and coving to ceiling.

DINING ROOM: (rear): 8'91 x 12'99, (2.71m x 3.93m), single radiator, and double-glazed French windows/doors to rear.

KITCHEN: (rear): 10'21 x 10'71, (3.11m x 3.26m), 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, electric oven with electric induction hob with extractor fan above, integrated fridge freezer and dishwasher, as well as tiling to floor. Single glazed window and door to utility room.

FIRST FLOOR LANDING AREA: double glazed window to side, and access to partially boarded loft.

SHOWER ROOM: 3-piece suite comprising hand basin, shower cubicle, low level wc, double glazed window to side, single radiator and tiling to walls.

BEDROOM ONE: (rear): 10'22 x 10'52, (3.11m x 3.20m), double glazed window to rear, single radiator and fitted wardrobes as well as coving to ceiling

EN-SUITE SHOWER ROOM: double glazed window to side, low level wc, hand basin, shower cubicle, and part tiling to walls.

BEDROOM TWO: (front): 12'25 x 8'84, (3.73m x 2.69m), double glazed window to front, single radiator and fitted wardrobes.

BEDROOM THREE: (front): 6'96 x 12'39, (2.12m x 3.22m), double glazed window to front, single radiator and fitted wardrobes.

BEDROOM FOUR: (rear): 6'93 x 13'17, (2.11m x 4.00m), double glazed window to rear, single radiator and fitted wardrobes.

EXTERNALLY: to the rear is laid mainly to lawn with a low maintenance garden, patio area and bushes and shrubs. To the front is a driveway and lawn area, as well as a single garage.

T: 01670 352900

Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL copper wire

Parking: Garage/Driveway

MINING

The Northeast 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

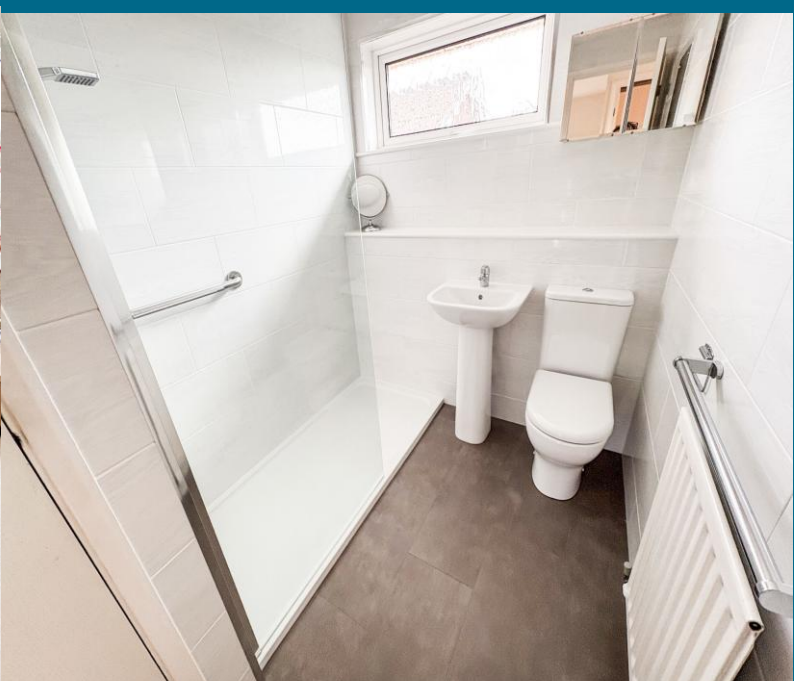
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: D

EPC RATING: C

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



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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