



Ravensdale Grove | Blyth | NE24 5AW

£125,000

A deceptively spacious semi-detached home on Ravensdale Grove in Blyth, offered for sale with no upper chain and set behind a private driveway providing off-street parking. The property presents an excellent opportunity for a range of buyers, offering well-balanced accommodation, a practical layout and generous outside space, all within an established residential setting. The internal accommodation begins with an entrance hall giving access to a bright and comfortable lounge, well-suited as a main reception space for relaxing or entertaining. The breakfasting kitchen provides a functional and sociable area with space for informal dining, while a useful storage room sits just off the main layout and offers flexibility for use as a study, home office, playroom or additional storage depending on requirements. To the first floor there are three well-proportioned bedrooms, all served by a family bathroom together with a separate W.C, a convenient feature for family living and visiting guests alike. The home also benefits from gas central heating and double glazing throughout, supporting comfort and efficiency year-round. Externally, the property continues to impress with a garden to the front and a driveway providing off-street parking. To the rear lies a generous west-facing garden, offering an excellent outdoor space that enjoys afternoon and evening sun, ideal for seating areas, family use or future landscaping potential. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Three Bedroom Semi
Detached House**

Off Street Parking To Front

Large Garden to Rear

**Close To Shops and Transport
Links**

No Upper Chain

**Mains Water, Sewage and
Electricity**

**Gas Heating, Fibre to Premises
Broadband**

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

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Entrance door

ENTRANCE HALLWAY: stairs to first floor landing, single radiator.

LOUNGE: (front & rear): 17'94 x 10'62, (5.46m x 3.23m), double glazed window to front and rear, single radiator.

KITCHEN: (rear): 13'35 x 10'29, (4.06m x 3.13m), double glazed window to rear. Double radiator, stainless steel sink with drainer, oven and gas hob, space for fridge freezer and door to rear garden.

OFFICE: (front): 7'33 x 6'89, (2.23m x 2.10m), double glazed window to front.

FIRST FLOOR LANDING AREA: loft access and storage cupboard.

FAMILY BATHROOM: panelled bath with shower over, hand basin and double glazed window to rear as well as single radiator.

BEDROOM ONE: (rear): 12'19 x 10'27, (3.71m x 3.35m), double glazed window to front, single radiator and built in cupboard.

BEDROOM TWO: (front): 10'92 x 9'58, (3.32m x 2.91m), double glazed window to front, single radiator and built in cupboard.

BEDROOM THREE: (front): 7'99 x 8'25, (2.43m x 2.51m), double glazed window to rear, and single radiator.

EXTERNALLY: to the front is laid mainly to lawn with off street parking, and to the rear is laid mainly to lawn.

T: 01670 352 900

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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

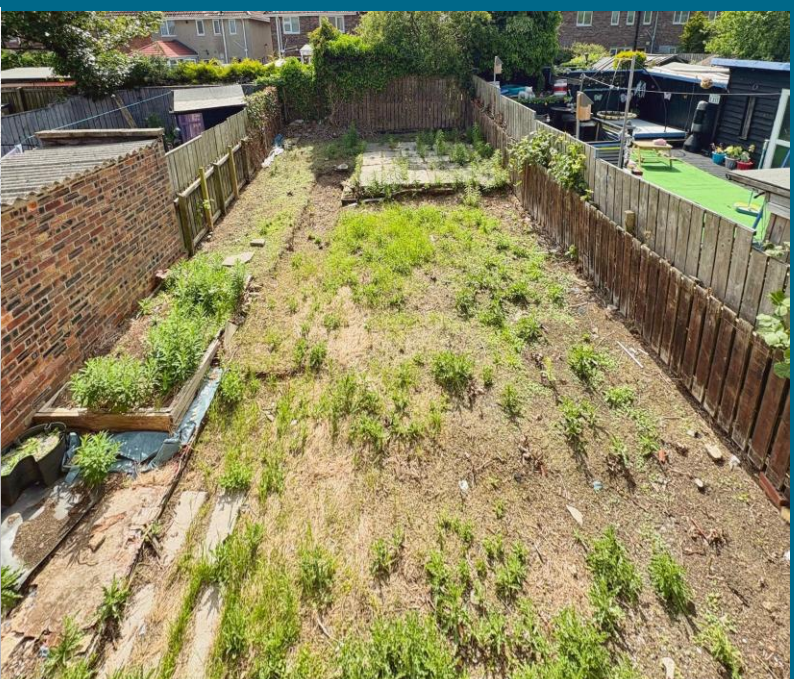
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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

BL00012149.AJ.BH.01/06/2026.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.