



Wensleydale Terrace | Blyth | NE24 3HF

**£125,000**

Gorgeous two bedroom plus loft room house on Wensleydale Terrace in Blyth. The property is close to the beach and Ridley Park. Briefly comprises: Entrance hall, lounge through dining room with bay window to front, kitchen and sun lounge. Two bedrooms to the first floor both with fitted wardrobes and family bathroom.

Staircase to boarded loft space which is currently used as an additional bedroom. Garden to front and courtyard garden to rear with patio area, shed with light and power and double timber gates providing off street parking. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**RMS** | Rook  
Matthews  
Sayer



2



1



1

**Stunning Terraced House**  
**Close To Beach and Ridley Park**

**Sun Room**

**Off Street Parking To Rear**

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

**Two Bedrooms and Loft Room**

**Must Be Viewed**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE HALL

Double glazed entrance door.

##### LOUNGE/DINING ROOM 21' 0" (6.4m) Plus Bay x 13' 05" (4.09m)

##### Max

Double glazed bay window to front, double glazed patio door to sun lounge, double radiator x 2.

##### SUN LOUNGE 13' 04" (4.06m) X 8' 07" (2.62m)

Double glazed windows to side, double glazed French door to rear, double radiator, space for washing machine and tumble dryer.

##### KITCHEN 13' 07" (4.14m) X 6' 0" (1.83m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric oven and hob, extractor hood, part tiled walls, space for fridge.

##### BEDROOM ONE 12' 06" (3.81m) Max x 10' 05" (3.18m)

Double glazed window to front, fitted wardrobes and radiator.

##### BEDROOM TWO 8' 08" (2.64m) X 6' 0" (1.83m)

Double glazed window to rear, fitted mirror fronted sliding door wardrobes, and radiator.

##### BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level W.C, radiator, double glazed frosted window to rear.

##### FIRST FLOOR LANDING

Staircase to loft space.

##### LOFT SPACE 15' 02" (4.62m) X 18' 07" (5.66m) Top Floor

Double glazed velux window to front and rear with spotlights.

##### FRONT GARDEN

Walled boundaries, planted borders.

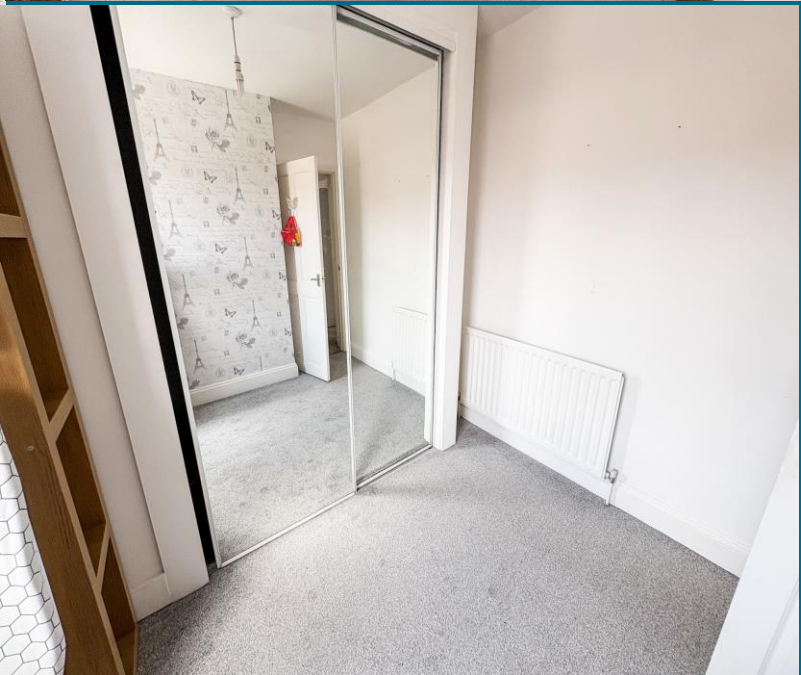
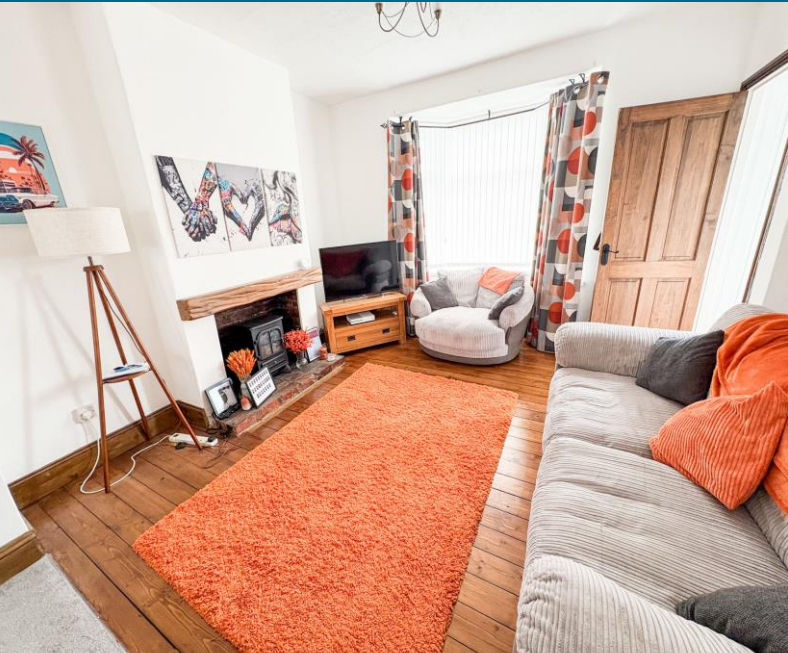
##### REAR GARDEN

Patio area, garden shed with electrics, timber doors providing off street parking.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

### 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

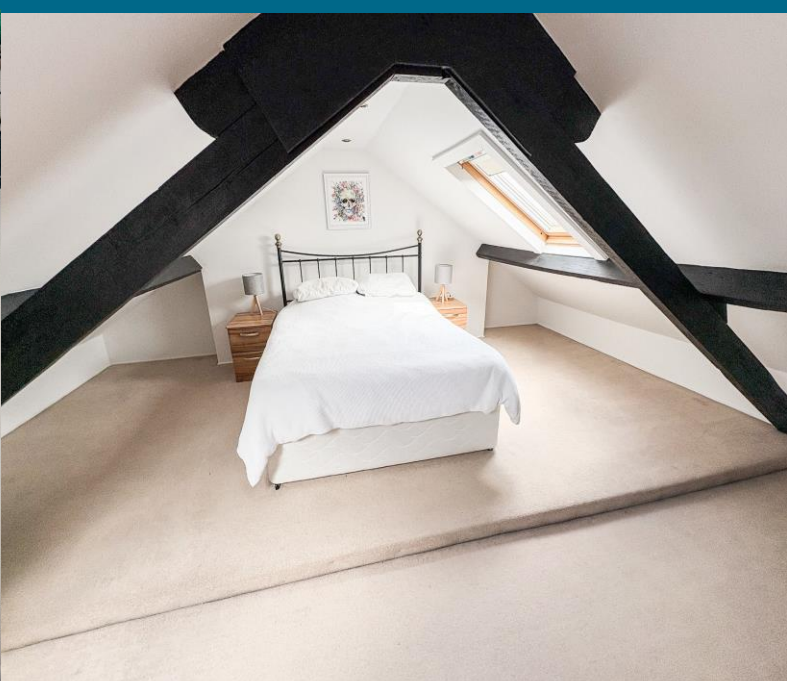
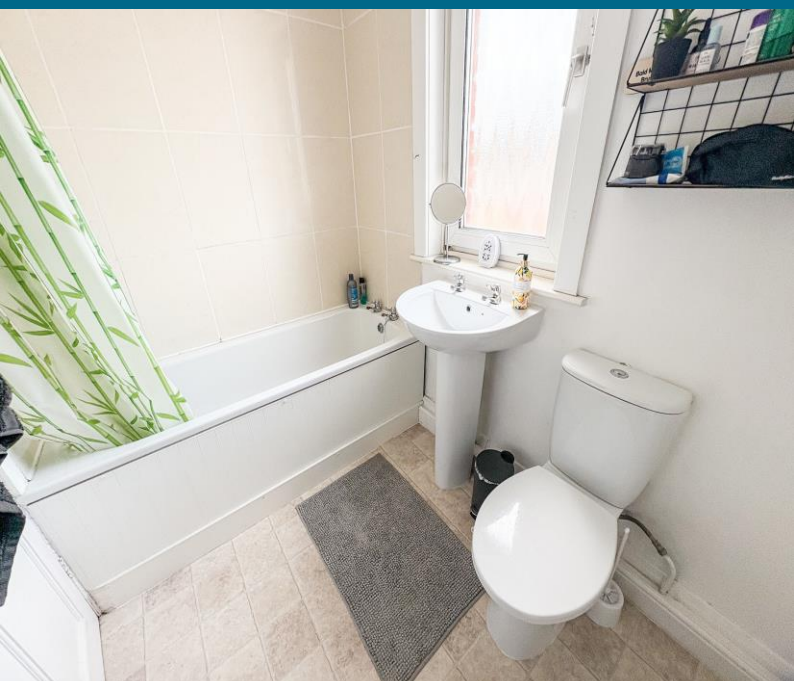
### TENURE

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**

BL0012142.AJ.BH.28/5/26.V.1



T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer