



Bluebell Wynd | Blyth | NE24 4TX

£165,000

With the exciting arrival of Blyth's new train station nearby, this beautifully presented two-bedroom semi-detached home on the ever-popular Portland Wynd development offers the ideal balance of convenience, contemporary style, and comfort. Immaculately maintained throughout, the property is perfectly suited to first-time buyers, professionals, or small families seeking a modern home in a highly desirable location. Upon entering, you are welcomed into a hallway leading to a convenient downstairs cloakroom/WC. The bright and spacious lounge features an attractive open-plan staircase, enhancing the sense of space and natural light while creating a warm and inviting living area. To the rear, the stunning dining kitchen is fitted with modern units and quality finishes, providing an excellent space for cooking, dining, and entertaining. French doors open directly onto the private rear garden, allowing for seamless indoor-outdoor living—ideal for relaxing or hosting friends and family during the warmer months. To the first floor, there are two generously sized bedrooms, both tastefully decorated and offering ample space. The principal bedroom provides a peaceful retreat, while the second bedroom is ideal as a guest room, nursery, or home office. A stylish and contemporary family bathroom completes the first-floor accommodation and includes a modern suite with bath and shower over, wash basin, and WC. Externally, the property enjoys a beautifully maintained rear garden, perfect for alfresco dining, summer barbecues, or simply unwinding in the evening sun. To the front, there is off-street parking providing convenience for residents and visitors alike. Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout the year. Portland Wynd is ideally positioned within easy reach of local shops, schools, amenities, and excellent transport links, making it an increasingly popular choice for commuters and families alike, particularly with the enhanced connectivity offered by the new train station. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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2



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Gorgeous Two Bedroom House

Mains Water, Sewage and Electricity

Beautiful View onto Fields to the Rear

Council Tax Band a, EPC B

Off Street Parking To Front

Gas Heating, Fibre To Premises Broadband

Handy Downstairs W.C

Leasehold 999 years from 1 January 2015 With Approximately 988 Remaining

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: tiles floor and double radiator.

DOWNSTAIRS CLOAKS/W.C.: low level wc, double glazed window and tiled floor.

LOUNGE: (front): 13'15 x 9'63, (4.00m x 2.93m), double glazed window to front, and double radiator.

KITCHEN: (rear): 14'34 x 9'22, (4.37m x 2.81m), 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, electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and plumbed area for washing machine/dishwasher.

FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: 3 piece suite comprising panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to front, heated towel rail, part tiling to walls, and tiled flooring.

BEDROOM ONE: (rear): 12'26 x 10'74, (3.73m x 3.27m), double glazed window to rear, double radiator, and fitted wardrobes, built in cupboard.

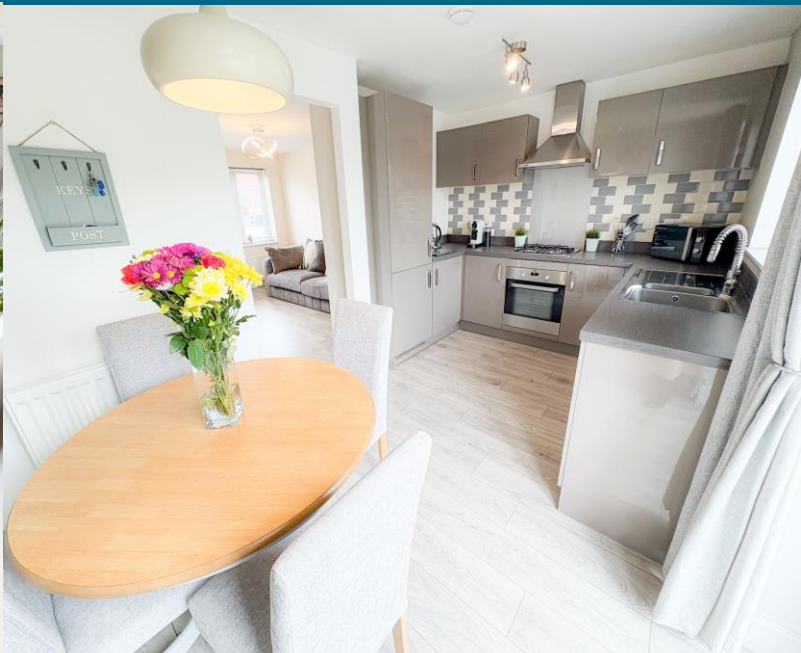
BEDROOM TWO: (front): 11'71 x 6'57, (3.56m x 2.00m), double glazed window to front, and double radiator,

EXTERNALLY: to the front is a driveway with one off street parking space. To the rear is laid mainly to lawn with low maintenance garden with patio area.

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: 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: 999 years from 2016

Ground Rent: £150 per year

Service Charge: £80 per annum

Buildings insurance: £30 **per month**

COUNCIL TAX BAND: A

EPC RATING: B

BL00012412 ALBU 22/5/2024



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	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 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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