



Wellesley Drive | Blyth | NE24 3UZ

£220,000



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ROOK
MATTHEWS
SAYER

**Stunning Three Bedroom Detached
Close To the Beach**

Downstairs WC

Garage and Off Street Parking

Sought After Estate

En Suite

Freehold, Council Tax Band C

**Mains Water, Electricity,
Sewage**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

Set within the coveted second phase of the prestigious South Shore development, this beautifully presented family home captures the essence of modern coastal living. Just moments from the beach and within easy reach of well-regarded local schools, the property enjoys a prime position ideal for family life. A welcoming entrance hall sets the tone, leading into a stylish lounge and a convenient downstairs cloakroom. To the rear, the heart of the home unfolds in the form of a contemporary dining kitchen, beautifully appointed with integrated appliances and featuring French doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living. Upstairs, three generous double bedrooms provide ample space for the whole family, with the master suite boasting its own en-suite shower room, while a sleek, modern family bathroom completes the accommodation. Outside, the property is equally impressive, offering a lovely, well-sized rear garden perfect for relaxation and entertaining, alongside a front driveway and integral garage that add both practicality and curb appeal. This is a home that combines style, comfort, and location to perfection—an exceptional opportunity in one of South Shore's most sought-after addresses. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: single radiator and hallway to turned staircase.

DOWNSTAIRS CLOAKS/W.C.: low level w.c with hand basin and radiator

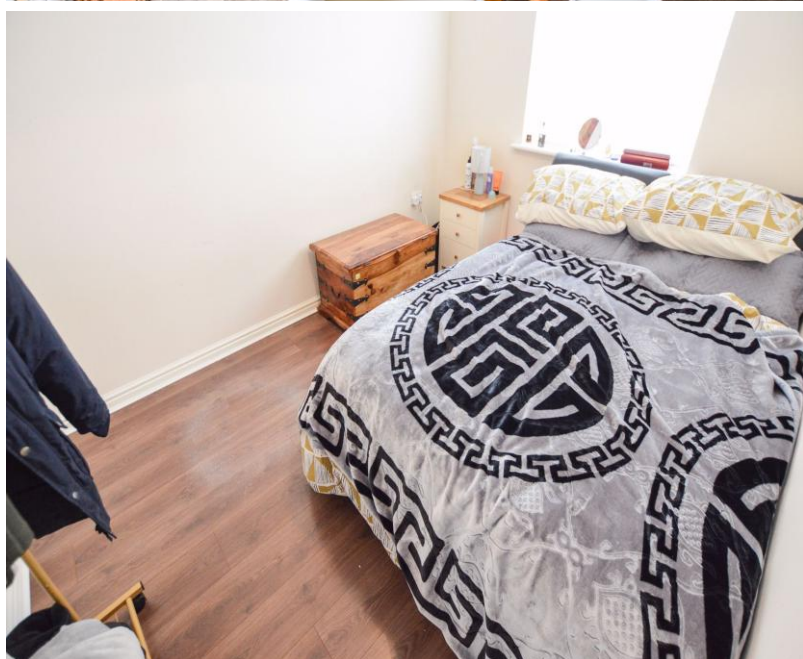
LOUNGE: (front): 16'14 x 10'33, (4.91m x 3.14m), double glazed window to front, double radiator and spotlights.

KITCHEN/ DINING ROOM: (rear): 18'78 x 7'52, (5.72m x 2.29m), double glazed window to rear, 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 fan assisted oven and gas hob with extractor fan above, space for a fridge freezer as well as plumbed area for washing machine.

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Branch: blyth@rmsestateagents.co.uk

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FIRST FLOOR LANDING AREA: built in storage cupboard

FAMILY BATHROOM: 3 piece suite comprising panelled bath with shower over bath, pedestal wash hand basin and low level w.c, double glazed window to side and a single radiator as well as part tiling to walls.

BEDROOM ONE: (rear): 13'1 x 11'0, (3.99m x 3.35m), including depth of fitted wardrobes, double glazed window, radiator

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

BEDROOM TWO: (rear): 8'75'2 x 9'81, (2.66m x 2.99m), double glazed radiator to rear with single radiator

BEDROOM THREE: (rear): 11'22 x 7'88 (2.40m x 3.41m) double glazed windows to rear and single radiator

EXTERNALLY: front garden laid to lawn with driveway leading to single garage. Rear garden is laid mainly to lawn with patio area

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: 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

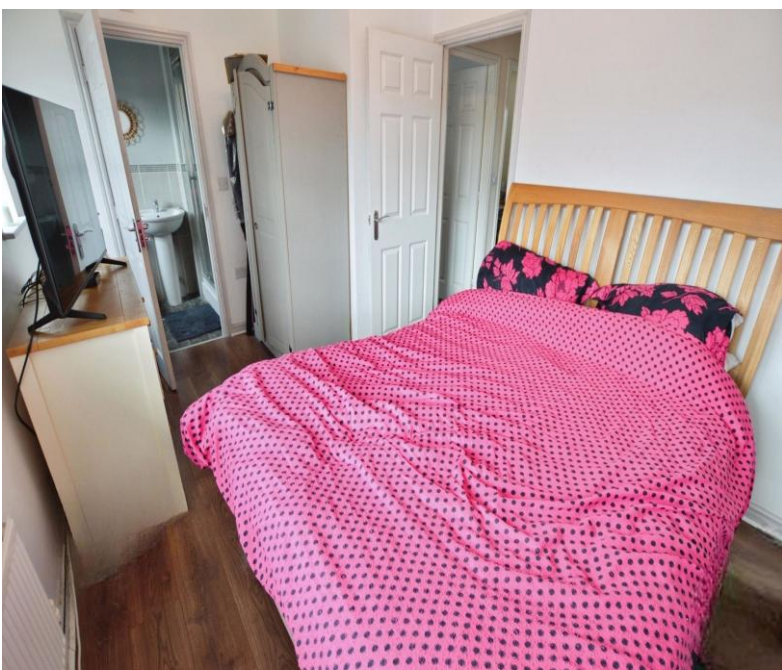
TENURE

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: C

EPC RATING: TBC

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FLOORPLAN TBC

EPC RATING TBC

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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