



Garasdale Close | Blyth | NE24 3HH

£82,500

For those seeking a home by the sea without compromising on space, this generously proportioned two-bedroom bungalow could be the perfect fit. Situated within the sought-after cul-de-sac of Garasdale Close in the popular South Beach area, the property is offered for sale with no upper chain. The accommodation briefly comprises an entrance hallway, fitted kitchen, spacious lounge, two well-proportioned bedrooms and a bathroom. Externally, there is a front garden with off-street parking and an enclosed rear garden, providing excellent outdoor space to enjoy. Conveniently located close to local amenities, transport links and the coastline, this attractive bungalow offers comfortable single-level living in a highly desirable setting. Please note that the property is being sold on a 50% shared ownership basis. For further information regarding the scheme and eligibility criteria, please contact our office. Note: This Bungalow is part of a Castles & Coasts Housing Association Development. The price guide of £ 82,500 represents a 50% stake in the property, the other 50% being retained by Castles & Coasts Housing Association. Current term of the lease is 99 Years from 1985 With Approximately 68 Years Remaining, with an option to extend the lease. The rent / management fee is £210.89 per month and includes building insurance.

RMS | Rook
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**Fantastic Two Bedroom
Bungalow**

**Off Street Parking and Front
and Rear Gardens**

No Upper Chain

Council Tax Band B

Shared Ownership

**Mains Water, Electricity and
Sewage**

Cul De Sac Location

**Leasehold 99 Years from 1985
with Approximately 68 Years
Remaining**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: single radiator

LOUNGE: (front): 11'91 x 16'15, (3.63m x 4.92m), double glazed window to front, and double radiator.

KITCHEN: (side): 11'00 x 7'27, (3.35m x 2.21m), double glazed window to side, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sunk unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, gas hob, space for fridge freezer, plumbed area for washing machine, double glazed door to side garden.

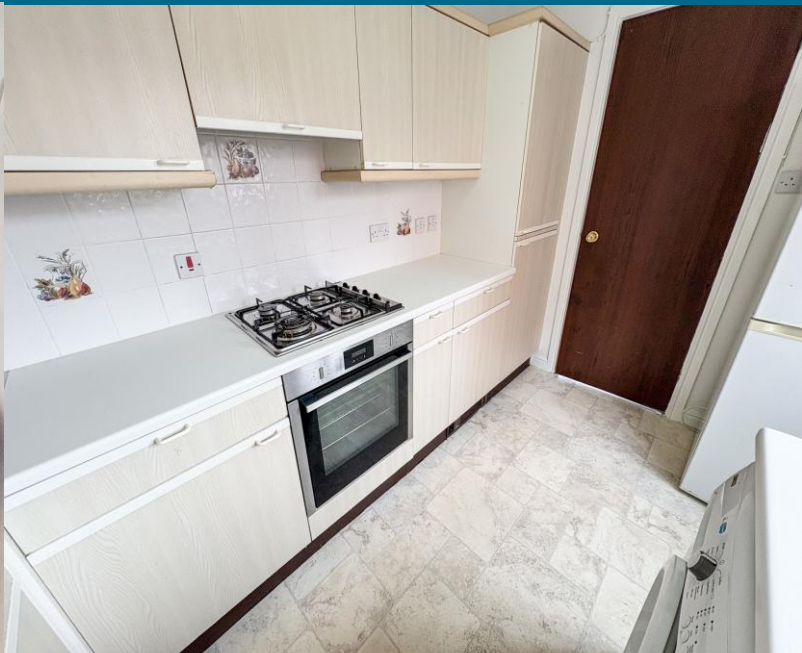
LOFT: partially boarded and pull down ladders

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, double glazed window to side, double radiator, and part tiling to walls.

BEDROOM ONE: 8'87 x 13'0, (2.70m x 3.96m), single radiator and fitted wardrobes as well as doors to rear garden.

BEDROOM TWO: (rear): 10'44 x 8'37, (3.18m x 2.55m), double glazed window to rear and radiator.

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



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

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: 99 years from 1995

Ground Rent: £189.44 per month

Service Charge: £21.45 per month

AND

Shared Ownership. It is understood that this property is Shared Ownership. 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.

Share For Sale: 50%

Rent Payable on Remaining Share: £189.44 per month

Management Charge: £21.45 per month

COUNCIL TAX BAND: B

EPC RATING: TBC

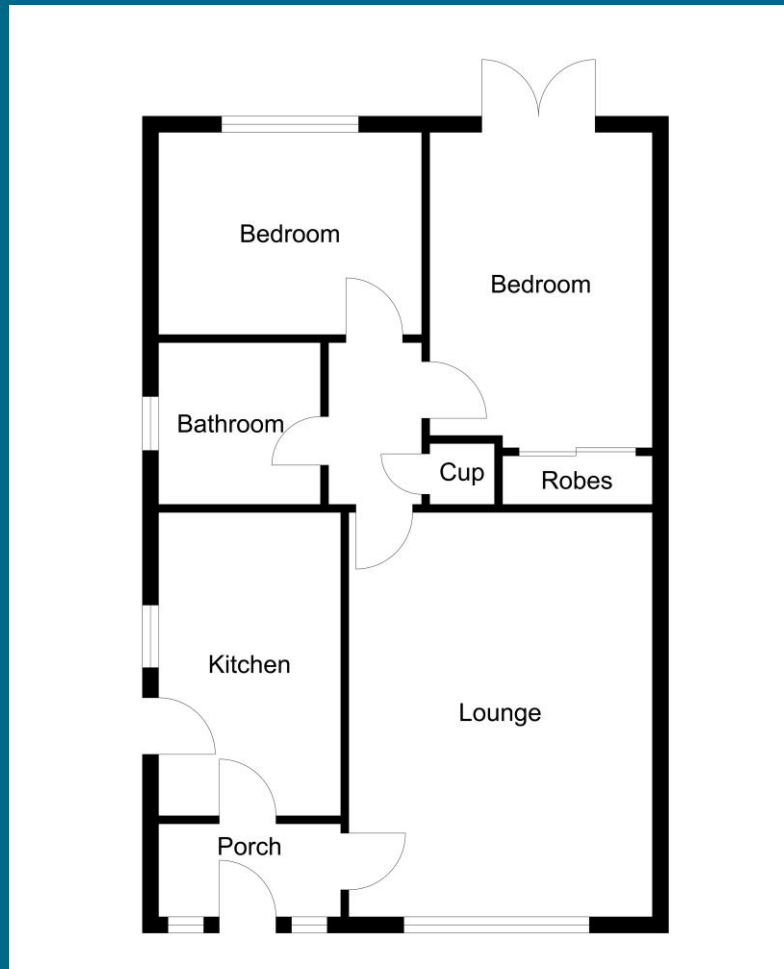
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.