



Wensleydale Terrace | Blyth | NE24 3HF

£175,000

Perfectly positioned to embrace the very best of coastal living, this exceptional three-bedroom home is just a short stroll from the beautiful beach and the ever-popular Ridley Park, offering an enviable lifestyle in a highly sought-after location. Beautifully refurbished throughout and offered to the market with no upper chain, this stunning property is ready for its new owners to move straight in and enjoy. The welcoming entrance hallway features useful built-in storage and leads to a bright and elegant lounge, where a charming bay window fills the room with natural light. To the rear, the impressive newly fitted kitchen and dining area provides a stylish and contemporary space for both everyday living and entertaining, while an additional versatile reception room offers the perfect setting for a home office, playroom or snug. The first floor boasts three well-proportioned bedrooms, including a superb principal bedroom with its own en suite, complemented by a beautifully appointed family bathroom finished to a high standard. Externally, the property benefits from an attractive town garden to the front, while the enclosed rear yard provides the rare advantage of off-street parking, adding further appeal and practicality. Combining elegant interiors, flexible living space and an outstanding coastal location close to the seafront and green open spaces of Ridley Park, this immaculate home presents a fantastic opportunity for buyers seeking a stylish, turnkey property in one of the area's most desirable settings.

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Gorgeous Three-Bedroom House

Close To Ridley Park and

Fully Refurbished

No Upper Chain

**Off Street Parking to Rear,
Rear Yard**

Downstairs Study / Playroom

Main Bathroom and En Suite

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

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: double radiator and storage cupboard.

LOUNGE: (front): 15'57 x 13'34, (4.74m x 4.06m), double glazed window to front, double radiator, and coving to ceiling.

OFFICE: (side): double glazed window to side, and double radiator.

KITCHEN: (rear): 13'44 x 19'81, (4.09m x 6.03m), 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, spotlights, patio doors to rear yard.

LOFT: boarded with pull down ladders, lights and power.

FAMILY BATHROOM: 4-piece suite comprising paneled bath, shower cubicle, low level wc, double glazed window to rear and side, single radiator and pat tiling to walls.

BEDROOM ONE: (rear): 13'63 x 11'02, (4.15m x 3.35m), double glazed window to rear, double radiator, and built in cupboard.

EN-SUITE SHOWER ROOM: double glazed window to side, low level wc, double radiator, and shower cubicle.

BEDROOM TWO: (front): 12'60 x 13'60, (3.84m x 4.14m), double glazed window to front and double radiator.

BEDROOM THREE: (front): 8'93 x 6'97, (2.72m x 2.12m), double glazed window to front, and double radiator.

EXTERNALLY: to the rear is off street parking.

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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

MINING

The Northeast 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

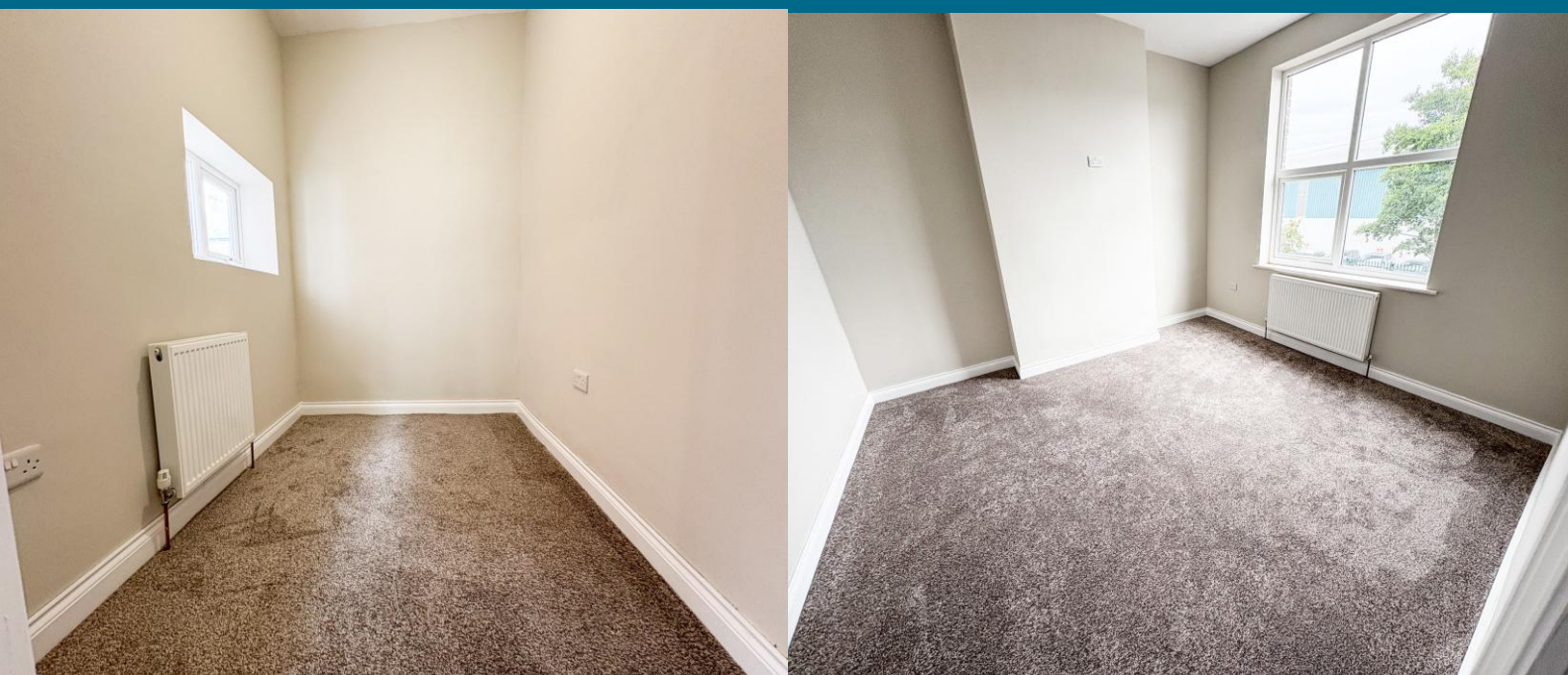
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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.