



Tern Close | Blyth | NE24 3QB

£140,000

Enjoy the benefits of coastal living with this two-bedroom end-link home, offered with no upper chain and a bright, sunny aspect to the rear. Boasting a delightful frontage with a pleasant outlook, the property has been substantially improved throughout, creating a light and welcoming interior. An entrance porch leads into an open-plan lounge, while the fabulous contemporary dining kitchen perfect for modern living. Both bedrooms are generous doubles, with the master bedroom benefiting from fitted robes the splendid shower room combines style and practicality. Outside, the lovely enclosed rear garden is low maintenance and features a patio, and well-tended borders, complemented by a garage.

The garden enhances the property's charm at the front. Situated on the ever-popular South Beach Estate, the home falls within the catchment area for a well-regarded local school and is just moments from the beach, making it an ideal choice for family living. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Two Bedroom End Terrace

Garage and Off Street Parking

No Upper Chain

**Close To Shops and Transport
Links**

Sought After South Beach

**Mains Water, Sewage and
Electricity**

**Gas Heating, ADSL Copper
Broadband**

Freehold, Council Tax Band A

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: porch

LOUNGE: (front): 14'7 x 13'5, (4.45m x 4.09m), double glazed window to front, and side, double radiator, stone fireplace with gas fire#

KITCHEN: (rear): 14'68 x 9'58, (4.47m x 2.91m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob, space for fridge freezer, plumbed area for washing machine, double glazed window to rear garden.

FIRST FLOOR LANDING AREA: double glazed window to side.

LOFT: partially boarded.

SHOWER ROOM: double glazed window to rear, shower cubicle, low level WC, heated towel rail and cladding to walls.

BEDROOM ONE: (front): 13'11 x 10'17, (3.99m x 3.09m), double glazed window to front, single radiator and built in cupboard.

BEDROOM TWO: 13'76 x 8'32, (4.19m x 2.53m), single radiator and built in cupboard.

EXTERNALLY: to the rear is low maintenance with a decking area and a single garage.

T: 01670 352 900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL Copper broadband

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

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: C

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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.

