



Curlew Way | Blyth | NE24 3SD

£165,000

Positioned in the much-loved South Beach neighborhood, this attractive two-bedroom semi-detached home is available with no upper chain and offers thoughtfully arranged accommodation ideal for a range of buyers. The property is entered via a welcoming entrance lobby which leads into a bright and spacious open-plan living room, creating a comfortable and sociable living space. This flows seamlessly into a well-appointed kitchen diner, providing ample room for dining and everyday family life. To the rear of the property, a conservatory enjoys pleasant views over the westerly facing garden and provides an additional reception area, perfect for relaxing or entertaining while enjoying afternoon and evening sun. The former garage has been cleverly converted to create a useful office space, ideal for home working, while still retaining practical storage and benefiting from an electric garage door. To the first floor, the landing gives access to two well-proportioned bedrooms along with a modern shower room. Externally, the property continues to impress with off-street parking for two cars to the front, while the rear garden offers a private outdoor space with a favorable westerly aspect. Located in a sought-after coastal setting with excellent local amenities nearby, this property represents a fantastic opportunity for those seeking a well-presented home in a popular and convenient location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Gorgeous Two Bedroom
Semi**

**Garage Changed To Handy
Storage and Office**

Sought After South Beach

**Mains Electric, Sewerage,
Water**

**Gas Heating, Fibre to Cabinet
Broadband**

Freehold, Council Tax Band A

**Sunny Conservatory, Westerly
Facing Rear Garden**

**Resin Drive with Two off Street
Parking Spaces To Front**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door with single radiator.

LOUNGE: (front): 17'32 x 12'92, (5.28m x 3.94m), double glazed window to front, and double radiator.

KITCHEN: (rear): 12'86 x 8'92, (3.92m x 2.72m), 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, electric fan assisted oven and induction hob, integrated fridge freezer, washing machine and dishwasher as well as plumbed area for washing machine, doors to conservatory.

CONSERVATORY: 9'38 x 11'12, (2.86m x 3.39m)

OFFICE ROOM: 13'54 x 7'02, (4.13m x 2.14m), office room built off garage.

FIRST FLOOR LANDING AREA: loft access

LOFT: boarded loft with pull down ladders.

SHOWER ROOM: wash hand basin, shower cubicle, low level WC, spotlights, double glazed window to side and heated towel rail.

BEDROOM ONE: (front): 10'59 x 9'21, (3.23m x 2.81m), double glazed window to front, single radiator, fitted wardrobes and drawers.

BEDROOM TWO: (rear): 8'98 x 11'02, (2.74m x 3.36m), double glazed window to rear, single radiator, and fitted wardrobes.

EXTERNALLY: to the rear is a low maintenance westerly facing garden and to the front is two off street parking spaces as well as an electric charging point, electric garage door however garage has been changed to storage.



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

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

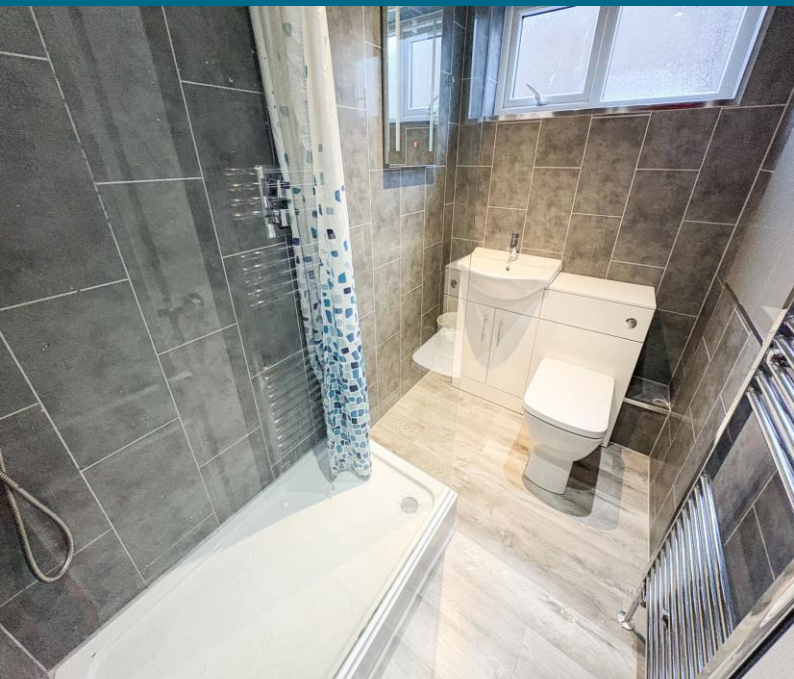
TENURE

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: A

EPC RATING: TBC

BL00011509.AJ.BH.09/02/2026.V.1



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"DoubleClick Insert Picture"
FLOORPLAN TBC

"DoubleClick Insert Picture"
EPC RATING TBC

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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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