



Eskdale Avenue | Blyth | NE24 5LS

£137,000

Welcome to this generously proportioned four-bedroom family home, ideally situated on Eskdale Avenue within the popular Cowpen Estate, Blyth. Perfectly positioned for convenience, the property is just moments from well-regarded local schools, excellent transport links, everyday amenities, and the ASDA Superstore. This well-presented home offers a welcoming entrance hall, a spacious open-plan lounge and dining area, a modern breakfasting kitchen, and a convenient downstairs W/C. Upstairs, you'll find four well-sized bedrooms and a contemporary family bathroom. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort. Outside, the property enjoys both front and rear gardens, with the rear garden featuring a charming summer house — ideal for relaxing or entertaining. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Mid Terraced House

Four Bedrooms

Sought After Estate

Close To Schools And Transport

Close To Amenities

Enclosed Rear Garden

For any more information regarding the property please contact us today

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

CLOAKS/WC

Low level WC, double glazed window, single radiator

LOUNGE/DINING ROOM 18'38 (5.56) X 12'85 (3.86) maximum measurements into L shape

Double glazed window to front and rear, single radiator

KITCHEN 11'75 (3.53) X 10'91 (3.25)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob, space for fridge/freezer, plumbed for washing machine, storage cupboard

FIRST FLOOR LANDING

Double glazed window to front, loft access: pull down ladder

BEDROOM ONE 11'89 (3.56) X 9'61 (2.90)

Double glazed window to rear, single radiator, built in cupboard

BEDROOM TWO 9'69 (2.90) X 9'47 (2.84) minimum measurements excluding recess

Double glazed window to rear, single radiator

BEDROOM THREE 10'56 (3.18) X 8'45 (2.54) maximum measurements including recess

Double glazed window to front, single radiator, built-in cupboard

BEDROOM FOUR 8'97 (2.67) X 6'65 (1.98) minimum measurements excluding recess

Double glazed window to front, single radiator, built-in cupboard

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, double glazed window to rear, heated towel rail, part tiling to walls

FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Laid mainly to lawn, patio area, summer house with power

OUTHOUSE

Power and lighting

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

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.

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: C

BL00011615.AJ.DS.16/06/2025.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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 relation to this property.



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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