



## Talisman Way Blyth

Set in a highly desirable coastal area, this charming three-bedroom Semi Detached home offers a relaxed lifestyle just moments from the shoreline and the scenic Ridley Park. A perfect choice for first-time buyers or families seeking a peaceful coastal setting, this property blends practicality with comfort in a home that feels instantly welcoming. The property also boasts No Upper Chain. As you enter, you're greeted by a bright and spacious lounge that invites you to unwind in a calm and airy atmosphere. The kitchen, thoughtfully designed with modern finishes and generous cupboard space, flows effortlessly into the rear garden through elegant double patio doors—perfect for summer evenings or entertaining guests. A convenient downstairs WC adds to the functionality of the ground floor. Upstairs, the layout continues to impress. Two comfortable bedrooms and a contemporary bathroom provide a practical and stylish space for family life. The top floor is reserved for the main bedroom, where large windows fill the room with light and ample storage keeps things neat and organised. Outside, the home benefits from off-street parking at the front and a lovely rear garden with a spacious patio—ideal for al fresco dining or simply enjoying the fresh sea air. With its prime location and thoughtfully arranged interior, this home offers a fantastic opportunity to embrace relaxed coastal living. To arrange a viewing, contact RMS Estate Agents at 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk). Early interest is expected—don't miss your chance to view.

Offers In The Region Of **£170,000**

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# Talisman Way

## Blyth

### ENTRANCE

UPVC entrance door

### CLOAKS

Low level WC, wash hand basin, single radiator

### LOUNGE 14'87 (4.47) X 11'83 (3.56)

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



### KITCHEN/DINING ROOM 11'785 (3.53) X 7'78 (2.31)

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, electric fan assisted oven, gas hob, space for fridge/freezer, plumbed for washing machine/dish washer, double glazed door to rear garden

### BEDROOM ONE 19'16 (5.82) X 8'48 (2.54)

Single radiator, built in cupboard, 2 velux window to front, 1 velux window to rear

### BEDROOM TWO 12'61 (3.81) X 11'92 (3.58) maximum measurements into recess

Double glazed window to front, single radiator



### BEDROOM THREE 11'81 (3.56) X 7'76 (2.31)

Double glazed window to rear, single radiator

### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, double glazed window to side, single radiator, part tiling to walls, tiled flooring

### FRONT GARDEN

Off street

### REAR GARDEN

Laid mainly to lawn, decking area

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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.

**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: B**

**EPC RATING: C**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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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