



Whithorn Court | Blyth | NE24 5JB

**£185,000**

Tucked away in the peaceful and highly sought-after Whithorn Court in Blyth, this beautifully presented three-bedroom link-detached bungalow offers the perfect blend of comfort, style, and space. Upon entering, you are welcomed by a spacious hallway that leads into a bright and inviting lounge, ideal for relaxing or entertaining. The property features three generously sized bedrooms, each offering flexibility for family living, guests, or even a home office. The modern bathroom is fitted with a sleek suite and includes a separate shower cubicle for added convenience. A well-equipped kitchen provides ample storage and workspace, flowing seamlessly into a light-filled conservatory that overlooks the rear garden, creating a wonderful space to dine or unwind. One of the standout features of this home is the garage now changed to a fantastic bar area perfect for entertaining, alongside a practical utility room and an additional WC, enhancing the overall functionality of the home. Outside, the front garden offers off-street parking, while the beautifully maintained, westerly-facing rear garden enjoys plenty of afternoon and evening sun – ideal for outdoor relaxation or summer gatherings. This is a rare opportunity to acquire a truly special home in a prime location, combining charm, space, and modern living. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Link Detached Bungalow**

**Three Bedrooms**

**Conservatory**

**Sought After Estate**

**Off Street Parking**

**Westerly Facing Garden**

**Garage Changed To Bar Area/Utility And WC**

**For any more information regarding the property please contact us today**

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

#### LOUNGE 12'04 (3.66) X 16'44 (4.98)

Double glazed window to front, single radiator, fire surround with fire, inset and hearth, coving to ceiling

#### KITCHEN 17'04 (5.18) X 8'13 (2.46)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric oven, induction hob, space for fridge/freezer, double glazed doors to conservatory

#### CONSERVATORY

Dwarf walls, single radiator, doors to rear garden

#### LOFT

Partially boarded, pull down ladders, lighting and power, shelving

#### BEDROOM ONE 10'21 (3.120) X 9'93 (2.97)

Double glazed window to front, single radiator, fitted wardrobes

#### BEDROOM TWO 11'70 (3.53) X 8'74 (2.62)

Double glazed window rear, single radiators

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin set in vanity unit, shower cubicle, low level WC, spotlights, double glazed window to rear, heated towel rail, tiling to walls

#### REAR GARDEN

Laid mainly to lawn, patio area, west facing garden

#### UTILITY ROOM/WC

Plumbed for washing machine, space for fridge/freezer, space for tumble dryer

#### CLOAKS/WC

Low level WC, wash hand basin, double glazed door leading to rear garden

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/On street

Garage: Changed to utility area

#### 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: C**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-81	B		85 B
69-80	C		
55-68	D	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.