



Kielder Close | Blyth | NE24 4QH

**£120,000**



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**Semi Detached House**

**Two Bedrooms (Formerly Three Bedrooms)**

**Two Reception Rooms**

**Sought After Estate**

**No Upper Chain**

**Garage & Off Street Parking**

ROOK  
MATTHEWS  
SAYER

Tucked away in a quiet cul-de-sac in the desirable Kielder Close area of Newsham Farm, Blyth, this fantastic two-bedroom semi-detached home presents a wonderful opportunity for a range of buyers. Originally a three-bedroom property, it has been adapted upstairs to offer more spacious living but can easily be converted back if required. The accommodation includes a welcoming lounge diner, a separate dining room, and a well-appointed kitchen. Upstairs, there are two generously sized bedrooms, a shower room, and a separate W.C. The property also benefits from a garage, off-street parking, and a private rear garden—ideal for outdoor relaxation. With the added advantage of no upper chain, this home is available to cash buyers only, making it perfect for those looking to move quickly and make it their own. 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.

#### ENTRANCE

Porch entrance double glazed door & windows

#### ENTRANCE HALLWAY

Stairs to first floor landing

LOUNGE 26'22 (7.98) X 11'47 (3.45) maximum measurements into recess

Double glazed window to front,

DINING ROOM 10'55 (3.18) X 9'12 (2.77)

Double glazed window to rear

KITCHEN 8'66 (2.59) X 8'15 (2.46)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, double glazed doors to rear garden

#### FIRST FLOOR LANDING

Double glazed window to side

BEDROOM ONE 15'85 (4.78) X 11'97 (3.58) minimum measurements excluding recess

Double glazed window to front, fitted wardrobes, loft access in cupboard

BEDROOM TWO 9'06 (2.74) X 8'49 (2.54) minimum measurements excluding recess and wardrobes

Double glazed window to rear, fitted wardrobes

#### SHOWER ROOM

Shower cubicle, wash hand basin in vanity unit, double glazed window rear, cladding to walls

#### SERARATE WC

Low level WC, double glazed window to side

#### FRONT GARDEN

Laid mainly to lawn, off street parking leading to garage

#### REAR GARDEN

Laid mainly to lawn, patio area

#### GARAGE

Single

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric ducted heating, Combi boiler for water

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

Alterations: Was a three bedroom now made into a two bedroom

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1st March 1969

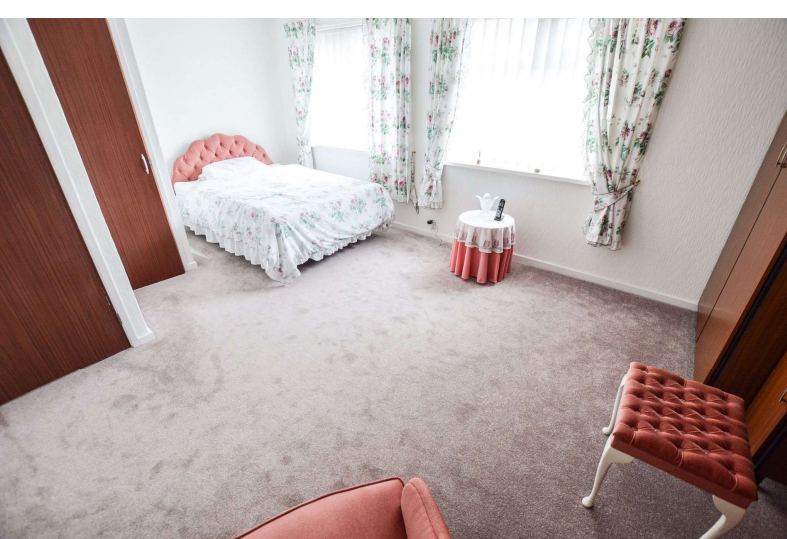
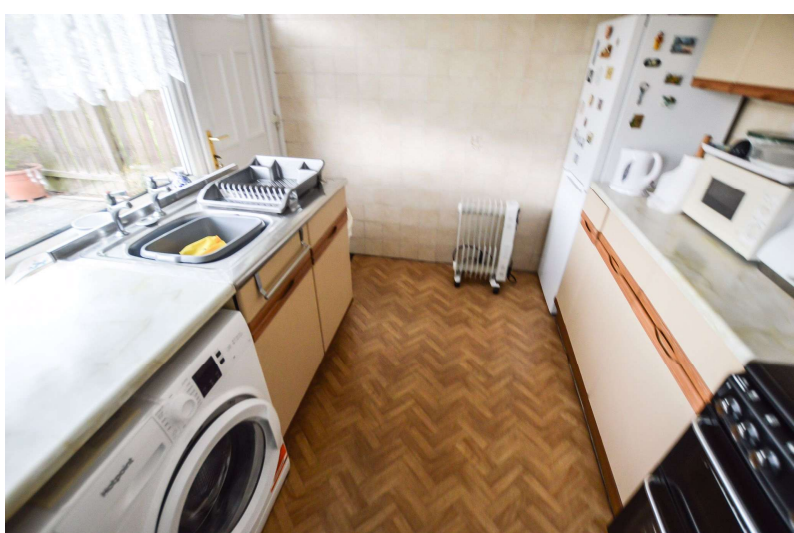
#### COUNCIL TAX BAND: B

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.