



Brierley Close | Blyth | NE24 5AX

£120,000



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ROOK
MATTHEWS
SAYER

Stunning Three Bedroom House

Lounge/ Diner

Front and Rear Gardens

Mains Water, Electricity, Sewage

No Upper Chain

**Gas Heating, Fibre to Premises
Broadband**

Freehold, Council Tax Band A, EPC Rating D

For any more information regarding the property please contact us today

A wonderful opportunity to own a charming three-bedroom home in the highly regarded Brierley Close, Blyth, beautifully presented inside and out. From the moment you arrive, the neat and well-kept front garden sets a welcoming tone, giving a first glimpse of the care and attention this property has enjoyed. Stepping inside, you are greeted by a light and airy hallway with a tiled floor that creates a bright and homely feel. The lounge and dining area is generous in size and filled with natural light, the perfect place to relax with family or entertain guests. Patio doors open out to the rear garden, which has been fully paved for easy maintenance and offers plenty of space for outdoor seating, potted plants, or summer barbecues. A useful outbuilding here adds practical storage to the space. The kitchen is well arranged and practical, complemented by a separate utility area that makes everyday living simple and convenient. Upstairs, you'll find three well-proportioned bedrooms, each with its own inviting character, along with a modern bathroom finished to a high standard. This is a home that perfectly balances comfort and practicality, all within a peaceful and sought-after location. Ready to move into and enjoy straight away, it is an excellent choice for families, first-time buyers, or anyone looking for a well-presented home in Blyth. Interest in this property will be high, call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: tiled flooring, single radiator, storage cupboard and spotlights

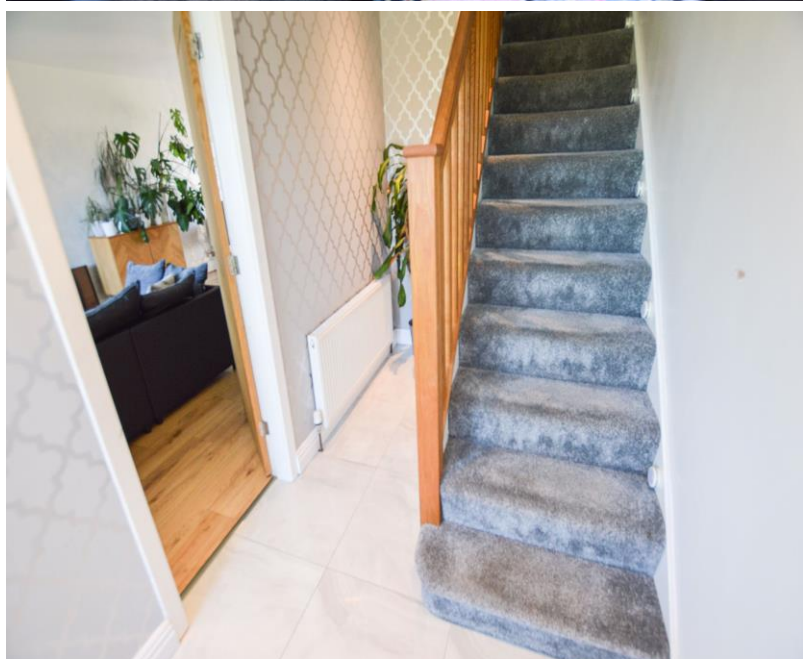
LOUNGE: (front): 24'95 x 13'47, (7.06m x 4.10m), double glazed window to front, single radiator and double doors to rear garden.

KITCHEN: (rear): 10'61 x 11'69, (3.25m x 3.56m), double glazed windows to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, tiled splash backs, electric oven, electric hob with extractor fan above, space for fridge freezer and plumbed area for washing machine.

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FIRST FLOOR LANDING AREA: storage cupboard, and loft access

FAMILY BATHROOM: 3 piece suite comprising panelled bath , shower over bath, pedestal wash and hand basin, low level w.c, spotlights, double glazed window to rear, heated towel rail, part tiling to walls and tiled flooring.

BEDROOM ONE: (rear): 11'45 x 9'86, (3.5m x 3.0m), window to rear, single radiator, and fitted wardrobes.

BEDROOM TWO: (front): 9'71 x 11'23, (2.95m x 3.34m), double glazed window to front, single radiator.

BEDROOM THREE: (front): 9'77 x 8'47, (2.97m x 2.48m), double glazed window to front, and single radiator.

EXTERNALLY: to the front the garden is laid mainly to lawn, to the rear is a very low maintenance garden with decking as well as an out house

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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.

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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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