



Mallard Way | Blyth | NE24 3PZ

£185,000



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Semi Detached Bungalow

Two Bedrooms

Extended

Garage and Driveway

Sought After South Beach

No Upper Chain

ROOK
MATTHEWS
SAYER

Nestled on the highly desirable Mallard Way within the popular South Beach area of Blyth, this charming two-bedroom bungalow presents an exceptional opportunity for those seeking a beautifully maintained and extended home in a sought-after coastal location. The property has been thoughtfully extended to the front, creating a more spacious and welcoming layout that is both functional and stylish. Upon entering, you are greeted by a well-proportioned hallway that provides access to all principal rooms. The heart of the home is undoubtedly the impressive kitchen, which is notably larger than average and finished to a modern standard. This contemporary space offers ample room for cooking, dining, and entertaining, with a range of high-quality units and work surfaces that will appeal to any keen cook. The lounge area is a warm and inviting space, perfect for relaxing evenings or hosting guests. Flooded with natural light, it creates a comfortable setting that seamlessly combines practicality with comfort. Both bedrooms are well-sized with fitted robes and a modern shower room, the property offer flexible accommodation that would suit a variety of needs, whether you're downsizing, looking for a holiday home, or stepping onto the property ladder. Externally, the property boasts a generous rear garden, offering a private outdoor retreat ideal for gardening, entertaining, or simply unwinding in the fresh sea air. To the rear of the property, there is the added benefit of a garage and off-street parking, ensuring convenience and security for vehicles. Offered with no upper chain, this delightful bungalow is ready to move into and represents a rare opportunity to purchase a home in this prime coastal location. Whether you're seeking a peaceful retirement retreat or a stylish single-level residence close to local amenities and the beach, this property is sure to impress. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

UPVC entrance door, porch with double glazed window to side, single radiator

ENTRANCE HALLWAY

Double glazed window to front, single radiator. Loft access: boarded, pull down ladders, light and power

LOUNGE 15'96 (4.80) X 12'36 (3.73) maximum measurements into recess

Double glazed window to front, double radiator, electric fire

KITCHEN 12'17 (3.68) X 10'76 (3.22)

Double glazed window to side, single radiator, 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, electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, double glazed door to rear garden

BEDROOM ONE 13'35 (4.04) X 8'93 (2.67) minimum measurements excluding recess

Double glazed window to rear, single radiator, fitted wardrobes and drawers

BEDROOM TWO 10'48 (3.15) X 8'90 (2.67) maximum measurements into wardrobes

Double glazed window to rear, single radiator, fitted wardrobes

LOFT: boarded for storage with lightening.

SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, tiled flooring

FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Decking, patio area, summer house has electric and lightening and access to garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

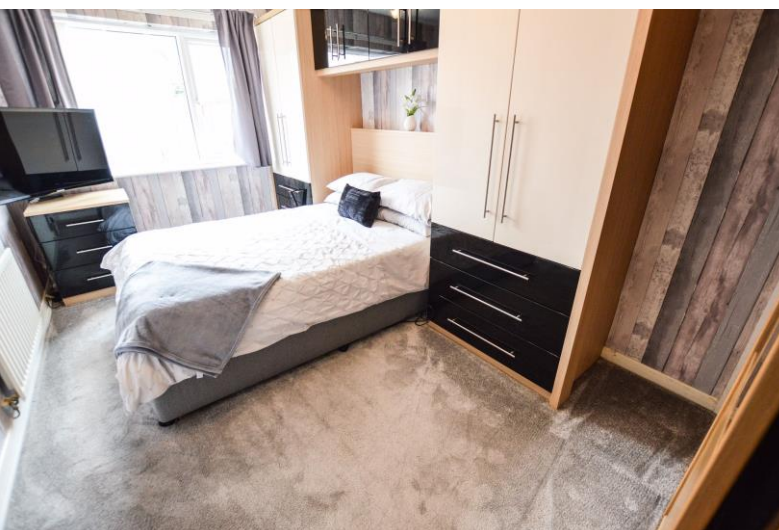
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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.

T: 01670 352900

Branch blyth@rmsestateagents.co.uk

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