



Stanley Street | Blyth | NE24 2BZ

**£200,000**



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ROOK  
MATTHEWS  
SAYER

**Stunning Four Bedroom House**

**Downstairs WC and En Suite**

**Fully Refurbished Over Three Floors**

**Freehold, Council Tax Band A, EPC Rating F**

**No Upper Chain**

**Two Reception Rooms**

**Sought After Location Close To Ridley Park**

**Stunning Kitchen /Diner**

**Gas Heating**

**Mains: Electricity, Water & Sewerage**

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

From the moment you step through the door, this exceptional four-bedroom family home captures the perfect balance between period charm and contemporary living. Set across three impressive floors and recently refurbished to an outstanding standard, this substantial terrace house offers the space, comfort and elegance every modern family desires. Situated in the heart of Blyth, just a short walk from the much-loved Ridley Park, the property combines convenience with style and is offered to the market with no upper chain. The ground floor is designed with both family life and entertaining in mind. A welcoming entrance vestibule and hallway lead into a stunning lounge with an abundance of natural light, creating a warm and inviting atmosphere. The elegant dining room provides the ideal setting for family meals and social gatherings, while the newly fitted kitchen diner forms the heart of the home, beautifully appointed with modern finishes and ample space for cooking and casual dining. Completing the ground floor is a separate utility room and WC, ensuring the practical needs of everyday life are effortlessly met. On the first floor, you will find three generously sized bedrooms, each offering versatility for children, guests or home working. The luxurious Victorian-style family bathroom is a true centerpiece, featuring a freestanding roll-top bath alongside a separate shower, blending timeless elegance with modern convenience. The top floor is dedicated entirely to the master suite, a private sanctuary of superb proportions. With ample space for relaxation, this room also benefits from its own en suite bathroom, offering a perfect retreat at the end of a busy day. Externally, the home enjoys a forecourt garden to the front, adding kerb appeal, while to the rear lies a private yard area, ideal for low-maintenance outdoor enjoyment. The property has been newly floored and carpeted throughout, ensuring it is ready for its new owners to move straight in and begin enjoying its many qualities. This is without doubt one of the most beautiful homes of its type currently available in Blyth, and with demand certain to be high, early viewing is strongly recommended. To arrange your appointment, please contact our Blyth office on 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk).

#### **PROPERTY DESCRIPTION:**

##### **ENTRANCE**

UPVC door into hallway with stairs leading to first floor landing

##### **CLOAKS/WC**

Low level WC, hand basin and plumbed for washing machine and double glazed window

##### **LOUNGE 15'93 x 15'42 Maximum measurements include**

Bay double glazed bay window to front

##### **DINING ROOM 15'93 x 15'42**

Single radiator and built in cupboard

##### **KITCHEN 18'96 x 10'98**

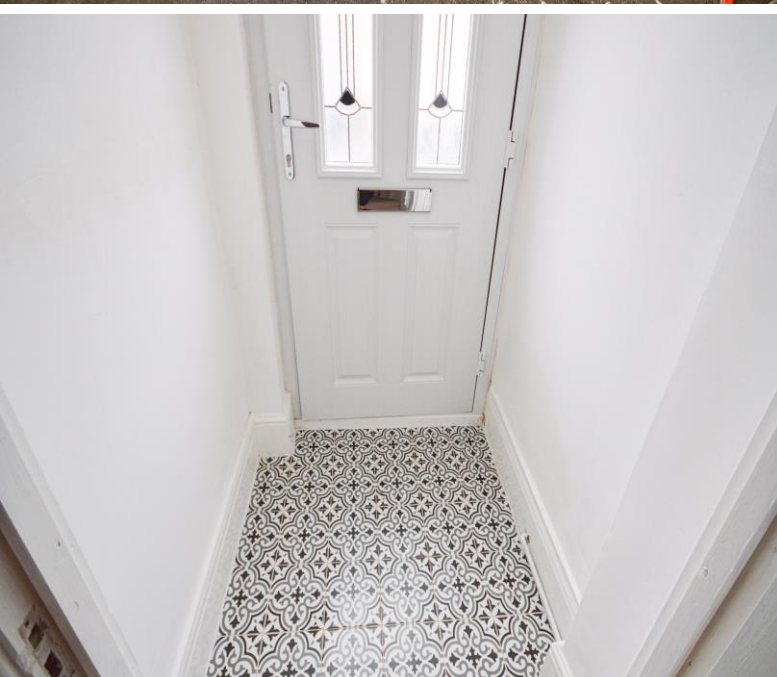
Fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit with drainer and mixer tap. Built in electric oven, electric hob, space for fridge freezer and spotlights. Double glazed window to the rear and single radiator

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#### **BATHROOM/WC**

White suite comprising: Freestanding bath, hand basin, low level WC and walk in shower. Heated towel rail spotlights and double glazed window to the rear

#### **BEDROOM ONE L shape 22'15 x 18'52 Max measurements include recess**

Velux window to front and rear and radiator

#### **EN-SUITE**

Shower cubicle, low level WC, hand basin and heated towel rail

#### **BEDROOM TWO 13'13 x 11'06**

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

#### **BEDROOM THREE 10'30 x 9'39**

Double glazed window to rear, single radiator and built in cupboard

#### **BEDROOM FOUR 15'86 x 7'21 Max measurements include recess**

Double glazed window and radiator

#### **EXTERNAL**

Gravel area to the front and yard to rear

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

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: F**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	35 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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