



Dunblane Drive | Blyth | NE24 3SW

£145,000



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ROOK
MATTHEWS
SAYER

Gorgeous Two Bedroom House

Freehold, EPC Rating C, Council
Tax Band A

Sought after South Beach

Mains Water, Sewage and
Electricity

Front and Rear Gardens

Gas Heating, Fibre To Premises
Broadband

Garage and Off Street Parking

For any more information regarding the property please contact us today

Set in a quiet and well-regarded neighbourhood, this appealing two-bedroom home is just a short stroll from the beach and close to highly rated local schools, making it an ideal choice for first-time buyers or young families. It offers a great balance of coastal living and everyday convenience in a sought-after location.

The property benefits from off-street parking and a private garage to the rear, adding to its practicality. Inside, a welcoming hallway leads into a bright and comfortable lounge, ideal for relaxing or entertaining. The adjoining kitchen is well-proportioned and functional, offering a great space with potential for modernisation.

Upstairs, there are two generously sized bedrooms, both filled with natural light and offering ample storage space. A neatly presented family bathroom completes the first floor. The home has been well maintained throughout, providing a solid base to move straight in or personalise to your taste.

With its close proximity to the beach, good local schools, and peaceful surroundings, this property represents a fantastic starter home or investment in a highly desirable coastal setting.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Electric heater

ENTRANCE HALLWAY: Stairs to first floor landing

DOWNSTAIRS CLOAKS/W.C.: Hand washbasin, low level W.C., radiator, tiled splash backs.

LOUNGE: (front): 10'98 x 5'88, (3.54m x 1.79m), double glazed window to front and electric heater.

KITCHEN/DINING ROOM: 13'66 x 11'84, (4.16m x 3.60m), single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer and mixer tap, electric fan assisted oven and electric hob, plumbed area for washing machine and tiling to floor as well as patio door to rear garden.

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FIRST FLOOR LANDING AREA

LOFT: Partially boarded

WET ROOM: 3 piece suite, wash hand basin, low level wc single radiator and cladding to walls.

BEDROOM ONE: (front): 9'09 x 8'54, (2.77m x 2.61m), double glazed window to front, single radiator and built in cupboard.

BEDROOM TWO: (rear): 11'76 x 8'96, (4.57m x 3.18m), double glazed window to rear and single radiator.

EXTERNALLY: low maintenance garden to front as well as low maintenance garden to back as well as bushes and shrubs also there is access to garage.

GARAGE: single garage with off street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

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

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	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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