



Dunkeld Close

| Blyth

| NE24 3SP

£185,000



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ROOK
MATTHEWS
SAYER

Stunning Three Bedroom

Freehold, Council Tax Band B

Off Street Parking

Gas Heating, Fibre to Cabinet

Garage Changed to Two

**Mains Water, Electricity and
Sewage**

Sought After South Beach

No Upper Chain

For any more information regarding the property please contact us today

Located just a short stroll from Blyth's beautiful beach, this three-bedroom semi-detached home in the desirable South Beach area offers a wonderful opportunity for family living. With spacious rooms, a flexible layout, and a prime location near local schools and the coast, it's an ideal home for families looking for both comfort and convenience. Upon entering, you're welcomed into a bright entrance that leads through to a well-equipped kitchen, ideal for preparing meals for family and friends. The lounge, bathed in natural light, is a relaxing space to unwind, with patio doors that open directly into the rear garden. This feature creates a wonderful flow between the interior and outdoor spaces, making it perfect for those who love to entertain or enjoy outdoor living. The garage has been changed into two versatile rooms, offering even more flexibility for family use. One room is currently set up as a spacious dining area, perfect for family meals or hosting guests, while the other serves as an additional bedroom, making it ideal for guests or older children seeking their own space. Upstairs, the property continues to impress with three well-sized bedrooms, providing a comfortable haven for family members. The family bathroom with a WC is conveniently located on the first floor, ensuring easy access for everyone. Outside, the property offers off-street parking, adding convenience to your daily routine. Situated within easy reach of local schools, this home is perfect for families with young children, and the beach is just a short walk away, making weekend outings by the sea a breeze. With its adaptable living spaces, proximity to local amenities, and fantastic coastal location, this home is a wonderful choice for families looking for a peaceful yet convenient place to call home. 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: stairs to first floor landing and double radiator

LOUNGE: (rear): 16'8 x 14'54, (5.12m x 4.43m), double glazed window to rear, double radiator, built in storage cupboard, doors to rear garden.

DINING ROOM: (front): 7'91 x 8'52, (2.41m x 2.59m), double glazed windows to front, and single radiator.

KITCHEN: (rear): 8'54 x 7'89, (2.60m x 2.40m), double glazed window to front, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven and gas hob with an extractor fan above, space for fridge freezer and plumbed area for washing machine.

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FIRST FLOOR LANDING AREA: double glazed window and loft access

FAMILY BATHROOM: 3 piece suite comprising a panelled bath, shower, and hand basin as well as low level wc and double glazed window to front, single radiator and part tiling to walls.

BEDROOM ONE: (front): 13'41 x 8'06, (4.23m x 2.45m), double glazed window to front and single radiator.

BEDROOM TWO: (rear): 10'43 x 8'04, (3.17m x 2.45m), double glazed window to rear and single radiator

BEDROOM THREE: (rear): 7'27 x 6'27, (2.21m x 2.26m), double glazed window to rear with single radiator.

BEDROOM FOUR: (front): 7'21 x 7'98, (2.91 x 2.40), double glazed window to front, and single radiator, this room is located downstairs.

EXTERNALLY: low maintenance garden with 1 off street parking, to the rear it is laid mainly to lawn with a patio area.

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: B

EPC RATING: TBC

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Total area: approx. 84.3 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	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



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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