

Hambledon Street | Blyth | NE24 1NH

£95,000



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**Stunning Two Bedroom** 

No Upper Chain

**Rear Yard** 

**Two Reception Rooms** 

Freehold, EPC Rating C, Council Tax Band A

**Gas Heating** 

**Fully Refurbished** 

**Utility Room** 

For any more information regarding the property please contact us today

This beautifully renovated home combines modern design with classic charm, perfectly positioned within easy reach of excellent transport links, local shops, and everyday conveniences. From the moment you enter, the bright and welcoming hallway sets the tone for the rest of the property, leading to a spacious and light-filled lounge that provides an inviting space to relax or entertain. Adjacent to the lounge is a stylish dining room featuring a useful built-in storage cupboard, ideal for family meals and gatherings. The property also benefits from a practical utility area and a brand-new, contemporary kitchen fitted with sleek cabinetry, quality appliances, and ample workspace. From here, doors open out to a private rear yard -alovely outdoor retreat, perfect for morning coffee, summer barbecues, or quiet evenings. Upstairs, there are two generously proportioned bedrooms, each beautifully decorated and filled with natural light. The family bathroom has been tastefully updated with modern fixtures and fittings, offering both comfort and elegance. Every detail of this property has been finished to a high standard, showcasing a thoughtful refurbishment throughout. With its convenient location, bright and airy interiors, and ready-to-movein condition, this home is ideal for first-time buyers, young families, or professionals looking for a stylish and low-maintenance property close to all amenities. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

**ENTRANCE PORCH: UPVC Entrance porch** 

**ENTRANCE HALLWAY:** stairs to first floor landing and single radiator.

**LOUNGE:** (front):  $13'19 \times 9'46$ ,  $(4.02m \times 2.88m)$ , double glazed window to front, single radiator, and coving to ceiling.

**DINING ROOM:** (rear): 13'22 x 9'30, (4.02m x 2.83m), single radiator.

**KITCHEN:** (rear):  $6'30 \times 7'93$ , ( $2.41 \text{m} \times 1.92 \text{m}$ ), double glazed window to rear, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, electric hob, and space for fridge/freezer.

UTILITY ROOM:  $8'03 \times 6'72$ , (2.44m  $\times 2.04$ m), double glazed window to rear, fitted wall and base units and work surfaces as well as a single radiator.

FIRST FLOOR LANDING AREA: double glazed window to side, and loft access

**FAMILY BATHROOM:** panelled bath with shower over, pedestal wash hand basin, low level wc, double glazed window to rear and single radiator

**BEDROOM ONE:** (front):  $13'20 \times 13'25$ , ( $4.02 \text{m} \times 4.03 \text{m}$ ), double glazed window to front and single radiator.

**BEDROOM TWO:** (rear):  $13'21 \times 6'26$ ,  $(4.02m \times 1.90m)$ , double glazed window to rear, and single radiator.

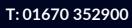
**EXTERNALLY:** garden to rear



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## PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Heating

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

## **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

## TENLIR

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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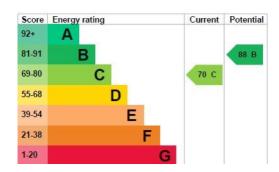




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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

