



Leaholme Crescent | Blyth | NE24 5SG

Guide Price £70,000



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ROOK
MATTHEWS
SAYER

Semi Detached House

Three Bedrooms

No Upper Chain

Gas Heating & Double Glazed

Garage & Gardens

Porch & Conservatory

Auction - Option 1- 31st October

Utility to Rear

For any more information regarding the property please contact us today

This well-presented three-bedroom family home is perfectly situated on the highly sought-after Leaholme Crescent in Blyth and is offered to the market with no upper chain. Thoughtfully designed for modern family living, this property combines space, comfort, and practicality throughout. Upon entering, a welcoming porch and hallway lead to a bright and spacious lounge — an ideal spot for relaxing together after a busy day. The modern open-plan kitchen diner provides the perfect setting for family mealtimes and entertaining, offering ample storage, integrated appliances, and space for a large dining table. From here, French doors open into a lovely conservatory, filling the home with natural light and providing a seamless connection to the rear garden — perfect for children to play or for hosting summer gatherings. The property also benefits from a garage that has been adapted to include a useful downstairs W.C. and a utility area, offering additional practicality for busy family life. There is ample off-street parking to the front, ensuring convenience for multiple vehicles, and the rear garden offers a secure and private space ideal for both relaxation and play. Upstairs, you'll find three comfortable bedrooms, all well-sized and filled with natural light, alongside a modern family shower room. Each room offers the flexibility to suit your needs — whether as bedrooms, a home office, or a nursery. Located in a popular and family-friendly area, this home is close to local schools, parks, shops, and excellent transport links, making it the ideal choice for growing families looking to settle in a welcoming community. With its well-planned layout, generous living space, and move-in-ready condition, this lovely home truly offers everything a modern family could need. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE PORCH

UPVC double glazed entrance door, single glazed windows

ENTRANCE HALLWAY

Double radiator.

LOUNGE: 13'78 x 12'05 (4.20m x 3.67m)

Double glazed window to front, electric fire, coving to ceiling.

DINING KITCHEN 20'96 x 8'57 (6.38m x 2.61m)

Double glazed window to rear, double radiator. Fitted with a range of wall, drawer and base units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for cooker and fridge, spotlights, open access to conservatory.

UTILITY AREA (in garage)

Tiled walls, low level w.c

CONSERVATORY 11'25 x 11'03 (3.42m x 3.36m)

Tiled floor, single radiator.

FIRST FLOOR LANDING

Double glazed window to side, loft access.

LOFT:

Partially boarded, pull down ladders, lighting.

BEDROOM ONE: 12'13 x 10'28 (3.69m x 3.13m) Min.

measurements excluding wardrobes.

Double glazed window to front, single radiator, fitted wardrobes.

BEDROOM TWO : 13'54 x 8'63 (4.12m x 2.63m)

Double glazed window to rear, radiator.

BEDROOM THREE : 9'20 x 8'51 (2.80m x 2.59m) max measurements including recess.

Double glazed window to front, built in cupboard, radiator

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SHOWER ROOM:

Double glazed frosted window to rear, shower cubicle, pedestal wash hand basin, low level w.c, cladding to walls, double radiator.

FRONT GARDEN

Walled boundaries, driveway leading to attached garage

REAR GARDEN

Fenced boundaries, laid mainly to lawn, patio area, decked area, bushes and shrubs

GARAGE

Single attached garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is a prefabricated building / this is non-standard construction)

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: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
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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