



Newcastle Road | Blyth | NE24 4AH

**£110,000**



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**Gorgeous Two Bedroom House**

**Mains Water, Electricity and  
Sewage**

**Sought After Estate, Near the  
River**

**Freehold, Council Tax Band B and  
Gas Heating**

**Stunning Lounge /Kitchen**

**Two off Street Parking Spaces**

**South Facing Garden**

**Downstairs Bathroom and Two**

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

Perfectly positioned close to the new Blyth train station, this well-proportioned home on Newcastle Road offers excellent transport links and a convenient lifestyle, making it an ideal choice for commuters, first-time buyers, or those looking to downsize. Available with no upper chain, the property provides comfortable and versatile accommodation within easy reach of local schools, shops, and coastal walks. The layout includes a welcoming entrance leading to a bright lounge, ideal for relaxing or entertaining, and a spacious dining kitchen with plenty of room for family meals and everyday living. Completing the ground floor is a practical wet room-style bathroom. To the first floor there are two generous double bedrooms and a family bathroom, offering flexible space for a variety of needs. Externally, the property benefits from gardens to the front and side, along with a garage that currently houses a wet room and is used for storage. There is also additional off-street parking, adding to the home's practicality. The outdoor areas provide great potential for gardening or creating a pleasant seating area to enjoy the surroundings. With its convenient location near the new train station, generous plot, and no upper chain, this is a fantastic opportunity to purchase a well-situated home offering both comfort and potential in a popular part of Blyth. Early viewing is highly recommended. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing

**LOUNGE:** (side): 12'5 x 15'55, (3.7m x 4.7m), double glazed window to side, double radiator, and fire surround with gas insert and hearth.

**DINING ROOM:** (rear): 16'0 x 12'8, (4.88m x 3.86m), with measurements into alcoves and large, double glazed bay window with gorgeous views over the rear garden, attractive marble fireplace with electric fire, radiator, cornice to ceiling.

**KITCHEN:** (rear): 15'44 x 12'55, (4.07m x 3.82m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric oven, gas hob, plumbed for washing machine, double glazed patio doors to rear, and built in cupboard.

**WET ROOM DOWNSTAIRS:** Tiled floor and walls, single radiator, sink and low level w.c.

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**FIRST FLOOR LANDING AREA:** single radiator.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, wash hand basin, shower cubicle, low level w.c, double glazed window to rear, heated towel rail and part tiling to wall, also a storage cupboard which includes the boiler.

**BEDROOM ONE:** (front): 12'55 x 14'31, (3.82m x 4.36m), two double glazed window to front, two double radiators, and a built in cupboard.

**BEDROOM TWO:** (front & rear): 8'79 x 12'58, (2.67m x 3.83m), double glazed window to front and rear, double radiator, and built in cupboard with loft access.

**EXTERNALLY:** low maintenance garden to the front, to the rear there is off street parking, the property also has a garage which is currently used as storage.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Virgin media

Mobile Signal Coverage Blackspot: No

Parking: 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:** TBC

BL00011851.AJ.BH.06/11/2025.V.1



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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" 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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