



Collingwood Terrace | Blyth | NE24 2EX

**£230,000**

An impressive and stylishly refurbished three-bedroom semi-detached residence, extended to the rear and positioned on the sought-after Collingwood Terrace in Blyth, offering an exceptional standard of accommodation throughout. This beautiful home blends classic character with contemporary design, creating a warm and luxurious environment ideal for modern family living. The property is entered via an inviting hallway which immediately sets the tone, leading to an elegant front lounge bathed in natural light from a feature bay window, providing a refined yet comfortable space to relax. To the rear lies the true heart of the home – a stunning extended kitchen, dining and family room, thoughtfully designed for both everyday living and entertaining. This impressive space boasts a log burner as a striking focal point, bi-fold doors that open seamlessly onto the rear garden, a traditional Belfast sink and a comprehensive range of high-quality integrated appliances, all complemented by stylish finishes and generous work surfaces. A spacious utility room is positioned off the kitchen, offering excellent additional storage and housing a discreet downstairs WC. The first floor continues to impress with three generous and well-proportioned bedrooms, all presented to a high standard, alongside a large and airy landing that enhances the sense of space and light. A separate WC adds further practicality and convenience for family living. Externally, the property benefits from a garage to the front, while to the rear is a beautifully positioned southerly facing garden, perfect for outdoor dining, entertaining or simply enjoying the sun throughout the day. Finished to an exceptional standard and located in one of Blyth's most desirable addresses, this outstanding home offers luxury, comfort and timeless appeal in equal measure. 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.

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**Stunning Three Bedroom Semi  
(Previously Two Flats)**

**Freehold, Council Tax Band c, EPC  
tbc**

**Garage and Extended To Rear**

**Fully Renovated and Beautifully  
Presented**

**Downstairs WC and Utility**

**Gas Heating, Fibre to Premises  
Broadband**

**Bi Fold Doors / Log Burner**

**Mains Electric, Sewerage, Water**

**Southerly Facing Garden**

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

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance Door

**ENTRANCE HALLWAY:** Stairs to first floor landing, double radiator and storage cupboard and roses to ceiling as well as coving.

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, double glazed window and part tiling to walls.

**LOUNGE:** (front): 15'69 x 13'02, (4.76m x 3.96m), double glazed window to front, double radiator, fire surround with gas insert and hearth and coving to ceiling as well as ceiling roses.

**DINING ROOM:** (rear): 9'76 x 9'42, (2.97m x 2.87m), double radiator and bi-folding doors

**KITCHEN:** (14'03 x 20'74, (4.27m x 6.32m), range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, space for cooker, integrated fridge freezer and dishwasher, spotlights to ceiling as well as rose ceilings and log burner.

**UTILITY ROOM:** 10'10 x 9'81, (3.07m x 2.99m), double glazed window to side, fitted wall and base units as well as work surfaces, stainless steel sink unit and plumbed area for washing machine.

**FIRST FLOOR LANDING AREA:** double glazed window.

**LOFT:** Pull down ladders

**FAMILY BATHROOM:** white suite comprising panelled bath, shower, wash hand basin, double glazed window to side, heated towel rail, part tiling to walls and tiled flooring.

**SEPARATE W/C:** Double glazed window, low level w.c, tiling to floor and walls.

**BEDROOM ONE:** (rear): 14'05 x 11'06, (4.28m x 3.37m), double glazed window to rear, single radiator and fitted wardrobes.

**BEDROOM TWO:** (front): 13'08 x 11'31, (3.98m x 3.44m), double glazed window to front, single radiator and fitted wardrobes.

**BEDROOM THREE:** (front): 7'83 x 9'55, (2.38m x 2.91m), double glazed window to front and single radiator.

**EXTERNALLY:** to the rear is southerly facing laid mainly to lawn and patio area. To the front is a single garage and block paved driveway.

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## 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: C**

**EPC RATING: tbc**

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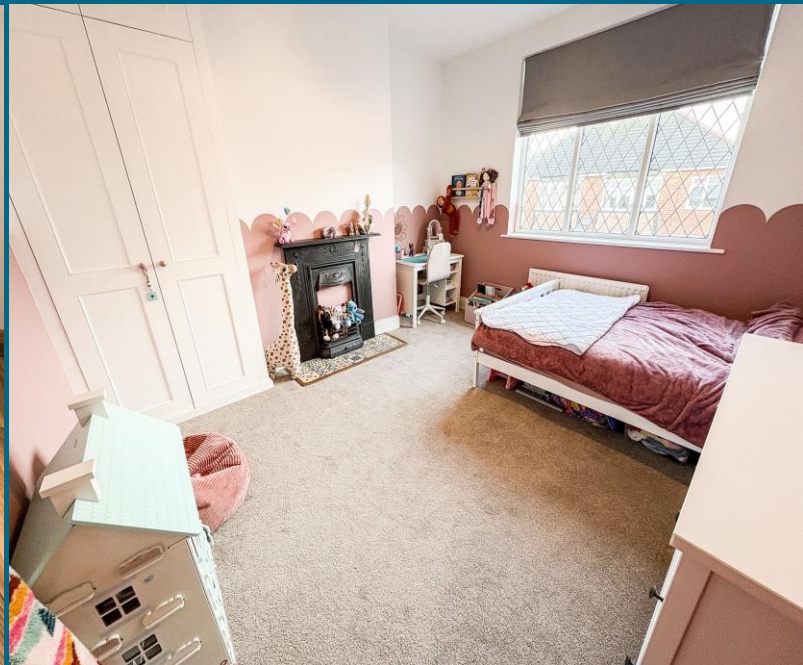
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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use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



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