



Dalmatia Terrace | Blyth | NE24 3JY

£105,000

An appealing terrace property offering generous living accommodation and a move-in-ready interior, this beautiful family home is immaculately presented throughout and is offered for sale with the benefit of no upper chain. Internally, the property features a welcoming lounge with bay window and fireplace, creating a warm and inviting living space, alongside a separate kitchen/diner ideal for family life and entertaining, with the added convenience of a utility room. To the first floor there are two well-proportioned bedrooms and a spacious family bathroom. Externally, the home enjoys an enclosed and private rear yard, perfect for relaxing or outdoor dining, as well as a small front garden adding to its kerb appeal. Further benefits include gas central heating, double glazing, ample storage throughout and a highly desirable location just a short walk from Ridley Park and the beach, making this an ideal home for families and those seeking coastal living close to green open spaces. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Fantastic Two Bedroom House

Utility Area and Rear Yard

Close To Beach and Ridley Park

Mains Water, Sewage and Electricity

No Upper Chain

Gas Heating, Freehold

Double Glazing, Gas Central Heating and Ample Storage

Epc Rating C, Council Tax Band A

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC door, stairs to first floor landing.

LOUNGE: 14'8 x 13'3 (4.47m x 4.04m) Maximum measurements include recess and bay Double glazed Bay window, single radiator, fire with wood surround and built in storage cupboards.

KITCHEN/DINER: 14'9 x 12'0 4.50m x 3.66m) Range of wall, floor and base units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps. Built in electric oven and gas hob and space for fridge/freezer. Double glazed window to the rear, single radiator and built in cupboard.

UTILITY ROOM: Double glazed window to rear, plumbed for washing machine and door leading to rear garden.

FAMILY BATHROOM: 3 piece suite comprising: Panelled bath, low level WC and wash hand basin. Double glazed window to the rear and single radiator.

BEDROOM ONE: 12'1 x 12'09 3.68m x 3.66m) Double glazed window to the front, single radiator and built in cupboards.

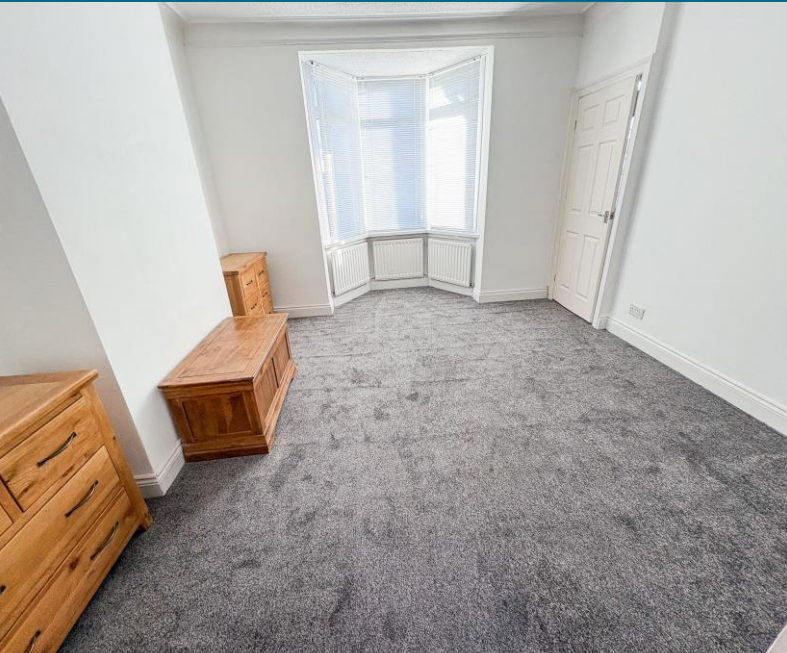
BEDROOM TWO: (front): 15'0 x 10'5, (4.57m x 3.18m), into Alcoves and triple glazed bay window enjoying stunning coastal views, excluding depth of fitted wardrobes, radiator.

EXTERNALLY: Yard to rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: on street

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

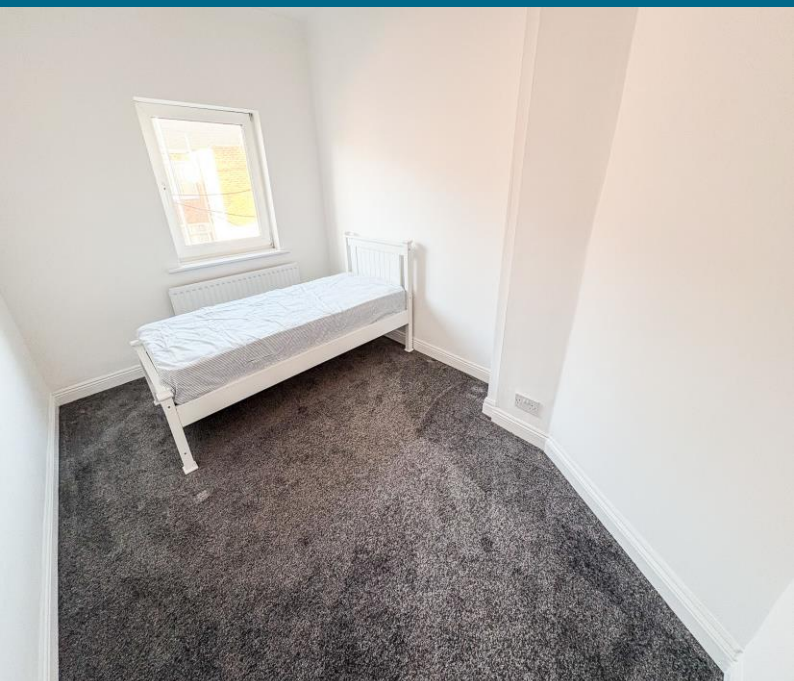
TENURE

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: C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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