



Druridge Crescent | Blyth | NE24 4SB

£190,000

A standout home on the desirable Newsham Farm development in Blyth, this semi-detached property has been thoughtfully renovated to create a bright and beautifully finished residence with exceptional curb appeal. From the moment you arrive, the property makes an immediate impression with its attractive exterior, well-kept frontage and ample off-street parking, as well as a single garage with an electric door setting the tone for the quality found throughout. The home has been renovated to an exceptionally high standard and also benefits from a garage, along with a highly convenient location close to the new train station. Upon entering, a welcoming and beautifully presented hallway leads through to a light and airy lounge, offering a comfortable yet stylish living space. The impressive kitchen is fitted with a range of integrated appliances and opens seamlessly into a further dining room, creating an ideal space for both everyday living and entertaining. From here, doors lead out to the fantastic south-west facing garden, which enjoys an excellent degree of privacy and is perfect for relaxing or hosting guests while taking advantage of the mid-morning sun. To the first floor are two well-proportioned bedrooms, both finished to a high standard, along with a gorgeous contemporary bathroom complete with a separate shower cubicle. The property was previously arranged as a three-bedroom home, and the current owner is happy to reinstate the third bedroom prior to completion should a buyer wish, offering flexibility to suit different needs. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Show Home Standard Semi Sought
After Newsham in Blyth**

**Mains Water, Sewage and
Electricity**

**Freehold, Epc Rating E, Council
Tax Band B**

**Close To Shops and Transport
Links**

**Beautiful Rear Garden, Driveway
and Garage**

**Previously a Three Bedroom Owner Will
Change Back If Requested Before
Completion**

Fully Renovated Throughout

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: single radiator and storage cupboard.

LOUNGE: (front): 11'59 x 14'13, (3.53m x 4.30m), double glazed window to front, single radiator and coving to ceiling.

DINING ROOM: (rear): 8'21 x 8'32, (2.50m x 2.53m), single radiator.

KITCHEN: (rear): 17'92 x 10'56, (5.46m x 3.21m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, dishwasher and microwave as well as plumbed area for washing machine and spotlights to ceiling, double glazed patio doors to rear garden.

FIRST FLOOR LANDING AREA

LOFT

FAMILY BATHROOM: 4 piece suite comprising panelled bath, wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to rear, single radiator and tiling to walls.

BEDROOM ONE: (front): 18'06 x 9'91, (5.50m x 3.02m), double glazed window to front, single radiator and built in cupboard.

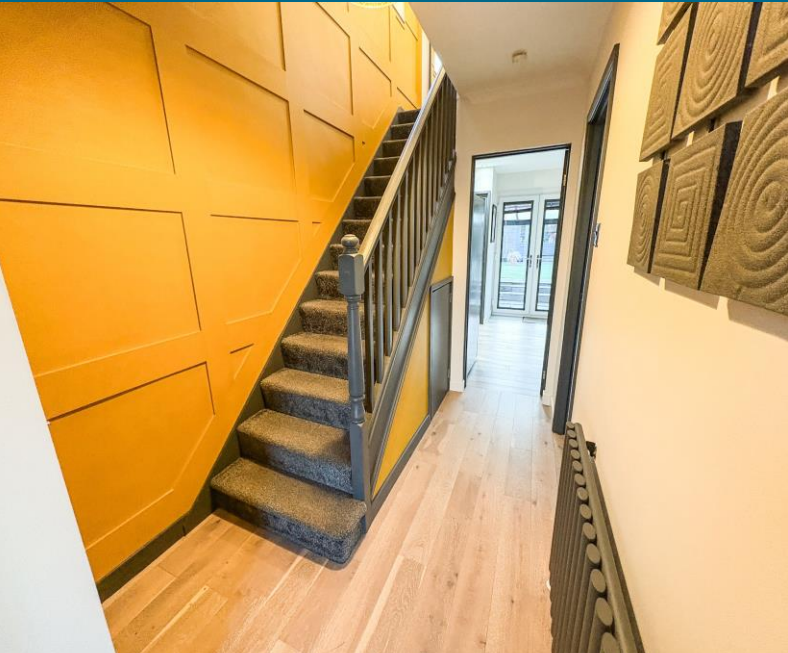
BEDROOM TWO: (rear): 7'97 x 10'73, (2.42m x 3.27m), double glazed window to rear, double radiator, and fitted wardrobes.

EXTERNALLY: to the front is low maintenance garden with 2 off street parking spaces, as well as a single garage with electric door, to the rear there is astro turf, patio area, garden shed and is south/west facing.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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: B

EPC RATING: E

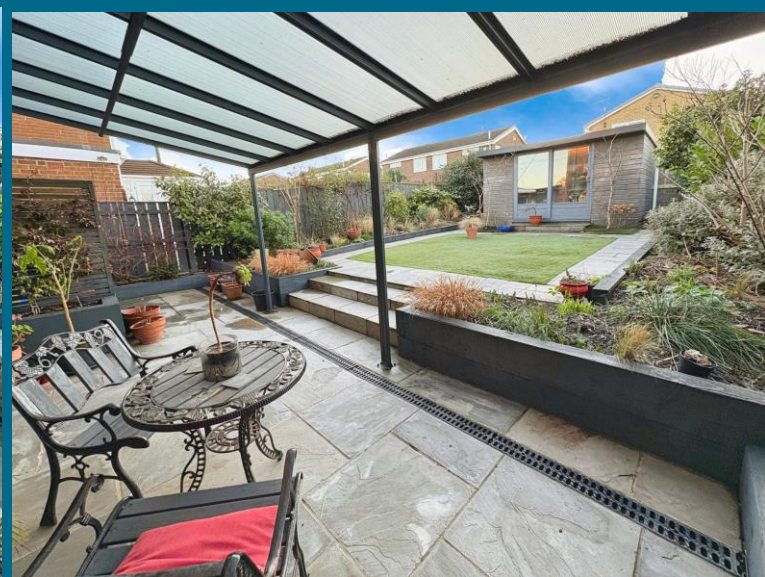
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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