



Kingfisher Way | Blyth | NE24 3QN

**£160,000**

Located in the highly desirable South Beach area, this elegant three-bedroom semi-detached residence is offered to the market with no upper chain, presenting a superb opportunity for a swift and seamless move. Thoughtfully designed, the ground floor features a stylish lounge, a formal dining area perfect for entertaining, and a delightful conservatory that bathes the living space in natural light. The well-appointed kitchen is both functional and inviting, catering to modern family life. Upstairs, three generously sized bedrooms and a contemporary family bathroom provide comfort and convenience. Externally, the property boasts a private driveway with off-street parking for two to three vehicles, along with a garage, all set within a prime location just moments from the coast. This is a rare chance to secure a beautifully balanced home in one of the area's most sought-after settings. 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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**Semi Detached House****Three Bedrooms****Conservatory****No Upper Chain****Sought After Estate****Garage & Driveway****For any more information regarding the property please contact us today****ENTRANCE**

UPVC entrance door

**ENTRANCE HALLWAY**

Single radiator

**LOUNGE 13'56 (4.09) X 12'41 (3.76)**

Double glazed window to front, double radiator, built-in cupboard

**DINING ROOM 10'35 (3.12) X 8'28 (2.48)**

Double radiator, double glazed doors to sun room

**KITCHEN 10'34 (3.12) X 7'25 (2.18)**

Double glazed window to side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed window to rear garden

**CONSERVATORY 9'26 (2.79) X 7'16 (2.16)**

Dwarf walls, double glazed windows, tiled flooring

**FIRST FLOOR LANDING**

Double glazed window to side, loft access: partially boarded

**BEDROOM ONE 15'43 (4.67) X 8'60 (2.59) maximum**

measurements into recess

Double glazed window to front, single radiator

**BEDROOM TWO 9'31 (2.82) X 9'27 (2.79)**

Double glazed window to rear, single radiator, built in cupboard

**BEDROOM THREE 10'34 (3.12) X 6'75 (2.00) maximum**

measurements into recess

Double glazed window to front, single radiator, built-in cupboard

**BATHROOM/WC**

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to rear, single radiator

**FRONT GARDEN**

Laid mainly to lawn, bushes and shrubs, driveway leading to garage

**REAR GARDEN**

Patio area, west facing garden

**GARAGE**

Single



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**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: 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.

**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: C**

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

A detailed description of the energy efficiency rating chart: The chart is a horizontal scale from 1-20 (red) to 92+ (green). It shows the current rating (71, C) and the potential rating (85, B) with arrows indicating the improvement path.

**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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