



West Court | Blyth | NE24 5RZ

**£110,000**

Set in the ever-popular West Court area, this well-maintained two-bedroom end-terrace property combines a convenient and desirable location with the advantage of no upper chain, making it an excellent opportunity for a range of buyers. The accommodation begins with a welcoming porch that leads into a hallway, offering useful built-in storage and access to the main living areas. The spacious lounge/diner provides a bright and comfortable space for both relaxing and entertaining, with ample room for living and dining furniture. This flows through to a well-appointed kitchen, offering a practical layout with good worktop and cupboard space. To the first floor, the property features two generously sized double bedrooms, both benefiting from plenty of natural light, along with a family bathroom fitted with a modern suite. Externally, the home enjoys a front garden providing off-street parking, adding to everyday convenience. To the rear, there is an enclosed garden offering a private outdoor space, ideal for enjoying warmer months, entertaining guests, or low-maintenance gardening. This attractive home is well positioned within a sought-after residential area and should be viewed to be fully appreciated. 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.

**RMS** | Rook  
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## Charming Two Bedroom End Terrace House

## Porch

**Sought After Estate**

**Open Plan Lounge /Diner**

**Off Street Parking To Front**

**Mains Water, Sewage And  
Electricity**

**No Upper Chain**

**Gas Heating , Freehold , Council  
Tax Band A**

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

### PROPERTY DESCRIPTION:

**ENTRANCE PORCH:** UPVC Entrance door

**ENTRANCE HALLWAY:** single radiator and storage cupboard

**LOUNGE:** (front): 12'31 x 13'00, (3.75m x 3.96m), double glazed window to front, single radiator, fire surround, open plan lounge and diner.

**DINING ROOM:** 7'76 x 9'50, (2.36m x 2.89m), single radiator and coving to ceiling.

**KITCHEN:** (rear): 10'50 x 9'18, (3.20m x 2.79m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker and fridge freezer, plumbed area for washing machine and patio doors to rear garden.

**FIRST FLOOR LANDING AREA:** loft access and built in storage cupboard with boiler.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath with shower over, wash hand basin, low level wc, double glazed window to rear, single radiator and part tiling to walls.

**BEDROOM ONE:** (front): 18'70 x 8'49, (5.69m x 2.58m), double glazed window to front, two single radiators, built in cupboard, and coving to ceiling.

**BEDROOM TWO:** (rear): 13'72 x 9'58, (4.18m x 2.95m), double glazed window to rear, single radiator, and coving to ceiling.

**EXTERNALLY:** to the front is private off street parking and to the rear there is a low maintenance garden with a garden shed.

**T: 01670 352 900**

**Blyth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: none

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

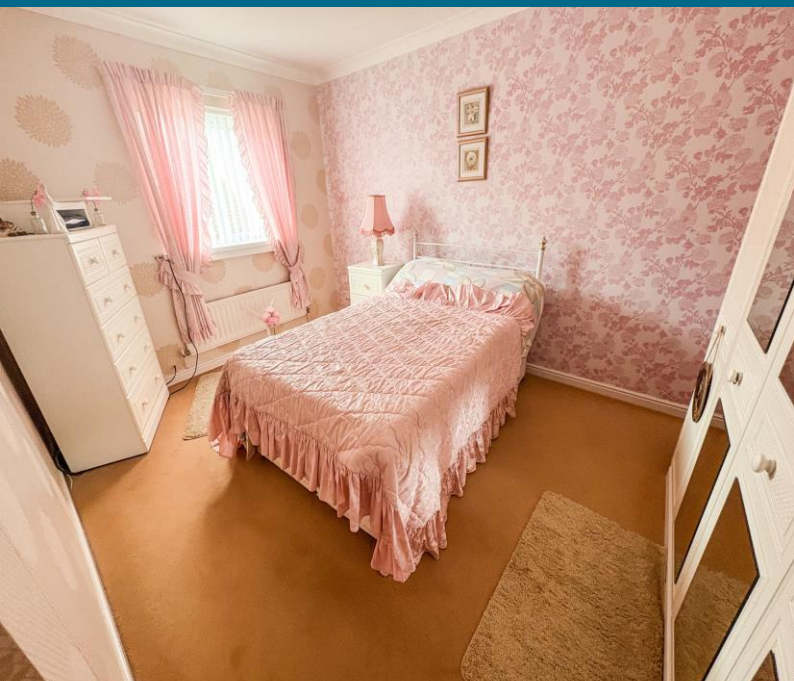
### TENURE

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

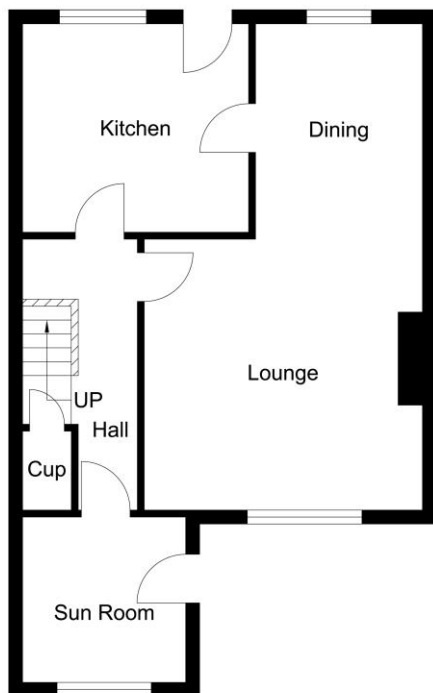
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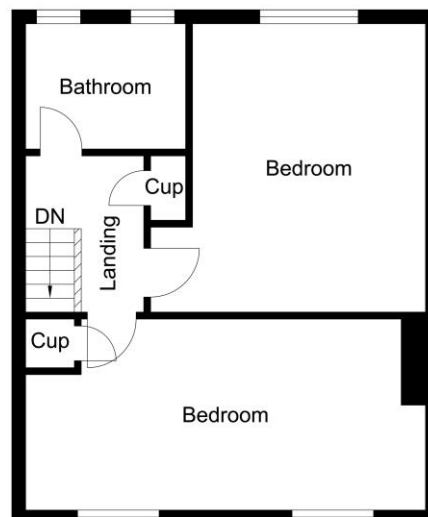
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Ground Floor



First Floor

## 63 West Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		