



Aylesford Square | Blyth | NE24 3TW

£225,000

Perfectly placed for seaside living, this beautifully extended family home delivers spacious and versatile accommodation within easy reach of the beach and the highly regarded Bede Academy. Tucked away within this popular and peaceful cul-de-sac, the property enjoys a superb setting that perfectly balances a relaxed coastal lifestyle with everyday convenience, being close to local amenities, schools and transport links. The home welcomes you through an inviting entrance porch which opens into an impressive open-plan lounge, thoughtfully designed to create a bright and elegant living space ideal for both family life and entertaining. Flowing seamlessly to the rear is a stylish and modern dining kitchen, fitted with appliances and offering ample space for dining and socializing. From here, there is internal access to the garage, which incorporates a practical rear utility area, enhancing the functionality of the home. A particular highlight is the large conservatory, bathed in natural light and enjoying a desirable south-easterly aspect, with French doors opening onto the rear garden and providing a wonderful space to relax throughout the seasons. Completing the ground floor is a separate study or playroom, offering flexible accommodation to suit home working, hobbies or children's needs. To the first floor, the property continues to impress with four generously proportioned bedrooms, two of which benefit from fitted wardrobes, providing excellent storage. The accommodation is complemented by a well-appointed family bathroom featuring a shower, finished to a high standard. A further feature of this outstanding home is the floored loft space, complete with Velux windows, providing additional versatile accommodation that could be used as a fifth bedroom, home office, or hobby space. Externally, the property boasts a driveway and garage to the front, while the rear garden offers a private and sunny retreat, ideal for outdoor dining, entertaining or simply unwinding after a day by the sea. A truly superb family home that combines space, style and an enviable coastal setting, early viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Interest in this property will be high call 01670 352900 or email Blyth@rmsstateagents.co.uk to arrange your viewing.

RMS | Rook
Matthews
Sayer



4



1



1

**Fabulous Extended Four
Bedroom Semi-Detached
House**

**Lounge, Dining Kitchen
with Appliances**

**South Easterly Aspect to the
Rear, Drive and Garage**

**Mains Water, Sewage and
Electricity**

**Sought After Cul-de-Sac,
Catchment Area for Bede
Academy**

**Two Storey Extension,
Conservatory, and Study**

**Four Large Bedrooms, Floored
Loft with Velux**

**Freehold, Council Tax Band C,
Epc Rating C**

Gas Heating, Fibre to Cabinet Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Double Glazed Entrance Door to:

ENTRANCE PORCH: Tiled floor, double glazed windows, door to:

LOUNGE: (front): 14'4 (4.38m) x 13'10 (3.99m), spacious and tastefully presented, open plan lounge with staircase to the first floor, coving to ceiling, radiator, and double glazed window.

DINING Kitchen: (rear): 16'0 x 12'8, (4.88m x 3.86m), with measurements into alcoves and large, double glazed bay window with gorgeous views over the rear garden, attractive marble fireplace with electric fire, radiator, cornice to ceiling.

KITCHEN: 13'4 x 6'10, (4.06m x 2.08m), excellent sized, family dining kitchen incorporating a range of base, wall and drawer units, co coordinating worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, radiator, tiled splash backs, tiled floor, large under stair cupboard, one and a half bowl sink unit with mixer taps, access from the kitchen into the garage area, doors through to:

CONSERVATORY: 13'10 (3.99m) x 10'0 (3.04m), tiled floor, two double radiators, and double glazed French doors to the garden

STUDY ROOM/PLAYROOM: 10'1 (3.07m) x 7'1 (2.16m), Radiator, double glazed window, combination boiler

FIRST FLOOR LANDING AREA: large loft access, loft ladder, we have been advised by the seller that the loft is fully boarded, with half benefiting from carpet and heating, Velux window

FAMILY BATHROOM: Modern bathroom suite comprising of, bath, electric shower, pedestal washbasin, low level w.c., chrome radiator, tile effect flooring, fully tiled walls, double glazed window

BEDROOM ONE: (front): 14'3 (4.35m) x 13'4 (4.08), (L Shaped, maximum measurements apply), sliding mirrored robes, two double glazed windows, radiator

BEDROOM TWO: (rear), 15'8 (4.81m) x 7'2 (2.19m), radiator, double glazed window, sliding wardrobes

BEDROOM THREE: (front): 15'8 (4.81m) x 8'2 (2.49m), radiator, double glazed window

BEDROOM FOUR: (rear): 9'2 (2.80m) x 8'0 (2.43m), radiator, double glazed window

EXTERNALLY: Lovely, South-Easterly rear garden with patio, artificial lawn, shed and borders, front garden area, driveway and attached garage. The garage has a range of base and wall units to the rear, creating a useful utility area, single drainer sink unit, plumbed for automatic washing machine.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

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: D

EPC RATING: C

BL0001196.AJ.BH.16/02/2026.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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.



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer