



Rayburn Court | Blyth | NE24 4GZ

**£150,000**

With the new train station just a short stroll away, this three-bedroom semi-detached property offers an excellent balance of indoor space and impressive outdoor gardens, making it a superb choice for families, first-time buyers or commuters alike. Occupying a generous plot, the home enjoys a front garden, a side garden and a particularly large rear garden, providing plenty of room for outdoor entertaining, children's play or future landscaping. Off-street parking is conveniently positioned to the rear, adding to the overall practicality of the property. The accommodation begins with a welcoming entrance hallway, setting the tone for the rest of the home and providing access to a useful downstairs W.C. The kitchen is well proportioned and functional, offering ample space for everyday cooking, while the lounge is bright and inviting, ideal for both relaxing and entertaining. Double doors from the lounge open directly onto the rear garden, creating a seamless connection between the living space and the outdoors and allowing natural light to flood in. To the first floor, the property offers three well-sized bedrooms, each offering flexibility for family living, guest accommodation or home working. A family bathroom serves the first floor and completes the internal layout. Altogether, this is a well-located and versatile home that combines generous outdoor space, comfortable living accommodation and excellent transport links. 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  
Matthews  
Sayer



3



1



1

**Charming Three Bedroom House**

**Front, Side and Large Rear Garden**

**Close To New Train Station**

**Mains Water, Sewage and Electricity**

**Off Street Parking For Two Cars to Rear**

**Gas Heating, Fibre to Premises Broadband**

**Handy Downstairs WC**

**Scope for Extension With The Appropriate Planning**

**Freehold, Council Tax Band**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing, double radiator, and storage cupboard.

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c, hand basin and single radiator.

**LOUNGE:** (front): 13'41 x 13'73, (4.08m x 4.18m), double glazed window to front, single radiator, coving to ceiling, and doors to rear garden

**KITCHEN:** (front): 6'86 x 11'74, (6.86m x 3.57m), double glazed window to front, single radiator,, range of wall, floor and drawer units with coordinating roll edge work surfaces, tiled splash backs, electric oven, gas hob and space for fridge freezer.

**FIRST FLOOR LANDING AREA:** built in storage cupboard.

**LOFT:** Pull down ladders

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

**BEDROOM ONE:** (front): 13'77 x 9'09, (3.16m x 1.98m), double glazed window to front and double radiator.

**BEDROOM TWO:** (rear): 10'39 x 6'51, (3.16m x 1.98m), double glazed window to rear, and single radiator.

**BEDROOM THREE:** (rear): 7'27 x 6'95, (2.21m x 2.11m), double glazed window to rear, and single radiator

**EXTERNALLY:** to the rear is laid mainly to lawn with patio area and decking, gated access to side and off street parking.

**T: 01670 352 900**

[Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer







### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

### 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

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 75%

### COUNCIL TAX BAND: A

### EPC RATING: TBC

BL00011965.AJ.BH.16/02/2026.V.1



T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

"DoubleClick Insert Picture"  
FLOORPLAN TBC

"DoubleClick Insert Picture"  
EPC RATING TBC

**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