



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

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**Charming Three Bedroom House****Close To New Train Station****Off Street Parking For Two Cars to Rear****Handy Downstairs WC****Freehold, Council Tax Band****Front, Side and Large Rear Garden****Mains Water, Sewage and Electricity****Gas Heating, Fibre to Premises Broadband****Scope for Extension With The Appropriate Planning****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.



## **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**

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