



Turnberry Avenue | Blyth | NE24 4UL

£43,750

With the fairways of the adjacent golf course just a stone's throw away, this exceptional home forms part of the highly regarded Bellway development known for its quality and community feel. Beautifully presented throughout, the property enjoys a prime position with lovely walks right on the doorstep, making it ideal for families and professionals alike. The accommodation briefly comprises a welcoming entrance hallway leading to a convenient downstairs WC, and a light and airy lounge that provides the perfect space to relax and unwind. To the rear, a stunning dining kitchen forms the heart of the home, thoughtfully designed for both everyday living and entertaining, with doors opening directly onto the charming rear garden, creating a seamless connection between indoor and outdoor spaces. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en suite facilities, along with a contemporary family bathroom fitted with a modern suite and WC. Externally, the property benefits from a delightful rear garden offering an ideal setting for outdoor dining and relaxation, while to the front there is off-street parking for two cars. Offered with no upper chain, this attractive home presents an excellent opportunity for a smooth and straightforward purchase in a truly desirable location. Offered for sale a 25% shared ownership. In conjunction with Bernicia Housing Association, who would need to be contacted to ensure any criteria are met by the interested party. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

RMS | Rook
Matthews
Sayer



3



1



2

Gorgeous Three Bedroom House

No Upper Chain

Downstairs W.C and En Suite

Shared Ownership With 25% Share and Option to Own 100 %

Mains Water, Electricity and Sewage

Gas Heating, Fibre to Premises Broadband

Epc Rating B, Council Tax Band B

Leasehold 990 Years from 2023, With Approximately 987 Remaining

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door.

ENTRANCE HALLWAY: Single Radiator

DOWNSTAIRS CLOAKS/W.C.: low level WC and hand basin

LOUNGE: (front): 12'06 x 13'52, (3.67m x 4.12m), double glazed window to front, single radiator and a double radiator, and built in storage cupboard.

KITCHEN/DINING ROOM: 15'53 x 11'18, (4.73m x 3.40m), double glazed window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed area for washing machine, spotlights and double glazed patio doors to rear garden.

FIRST FLOOR LANDING AREA

LOFT: Pull down ladders

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, hand basin, low level WC, single radiator and part tiling to walls.

BEDROOM ONE: (rear): 10'78 x 10'19, (3.28m x 3.10m), double glazed windows to rear, single radiator, and built in cupboard.

EN-SUITE SHOWER ROOM: low level WC, pedestal wash hand basin, single radiator, and shower cubicle.

BEDROOM TWO: (front): 10'07 x 8'04, (3.06m x 2.45m), double glazed window to front and single radiator.

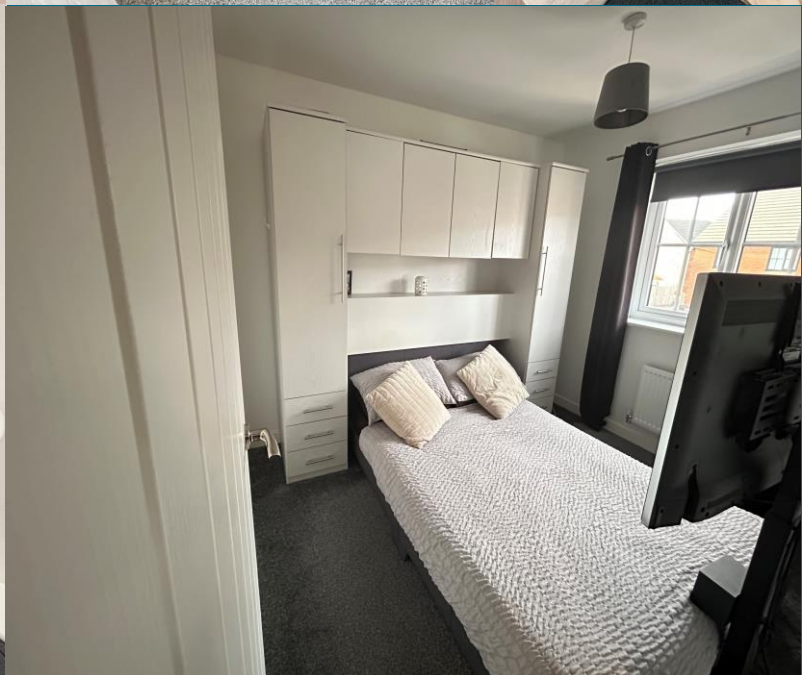
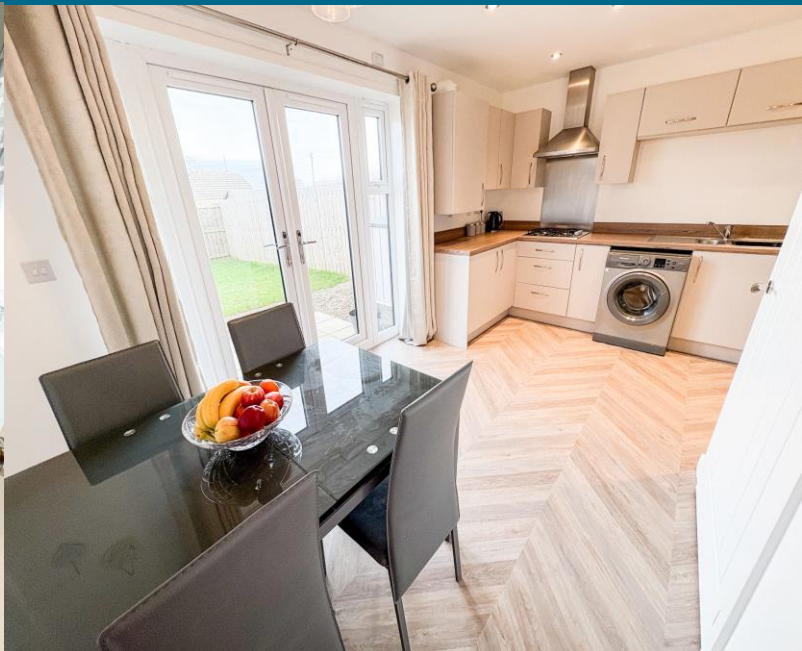
BEDROOM THREE: (front): 6'57 x 7'08, (2.00m x 2.15m), double glazed window to front and single radiator.

EXTERNALLY: to the rear is laid mainly to lawn with patio area, to the front is off street parking.

T: 01670 352 900

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 space

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

Leasehold. It is understood that this property is leasehold. 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.

Length of Lease: 990 years from 2023

Service Charge: £167.73 per annum

Any Other Charges/Obligations: Buildings Insurance £158.30

Site Fees £36.00 per year

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: 25%

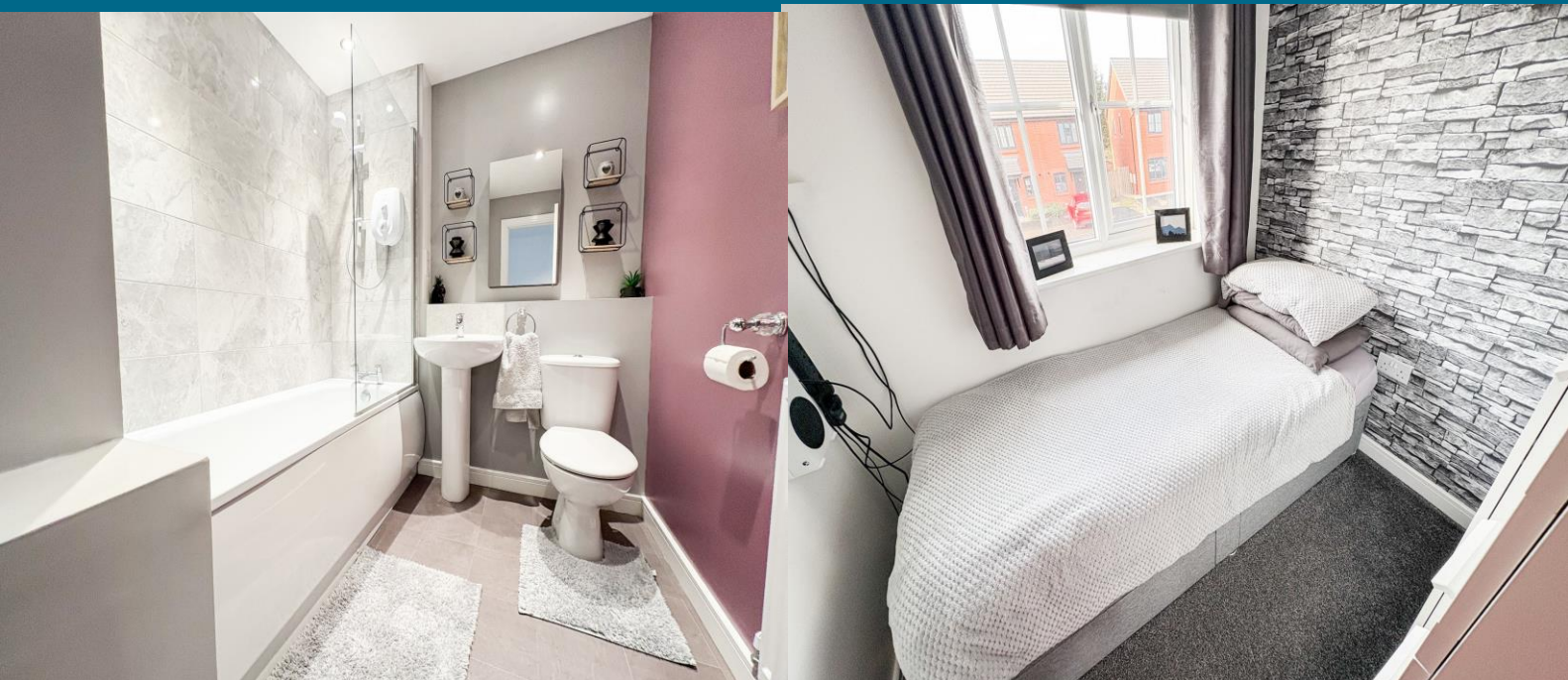
Rent Payable on Remaining Share: £362.83 per month

Management Charge: £175.00

COUNCIL TAX BAND: B

EPC RATING: B

BL00011982.AJ.BH.17/02/2026.V.1



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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