



Collingwood Terrace | Blyth | NE24 2EX

£200,000

Just moments from the beautiful Northumberland coastline, this impressive traditional semi-detached home occupies a prime position on the ever-desirable Collingwood Terrace in Blyth, offering spacious and beautifully presented accommodation ideal for modern family living. Upon entering the property, you are welcomed by an entrance porch leading through to a charming hallway featuring original stained glass, adding character and warmth to the home. The ground floor boasts a bright and inviting lounge with a bay window to the front elevation, along with a separate dining room providing an excellent space for family meals and entertaining. To the rear of the property is an impressive refitted kitchen, thoughtfully designed with a range of modern units, integrated appliances and ample workspace. A convenient downstairs W.C. completes the ground floor accommodation. To the first floor there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from fitted furniture, together with a family bathroom. Externally, the property enjoys gardens to both the front and rear, providing pleasant outdoor space. A driveway offers off-street parking and leads to an attached garage, adding further practicality. Further benefits include gas central heating and double glazing throughout. This well-maintained and generously proportioned home offers an excellent opportunity to acquire a wonderful family property within one of Blyth's most sought-after locations, conveniently placed for local amenities, schools and the stunning Northumberland coastline. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Charming Traditional Three
Bedroom Semi**

**Gas Heating, Fibre to
Premises Broadband**

Two Reception Rooms

**Garage and Off Street
Parking**

Freehold, Council Tax Band

**Downstairs W.C, Housed In
Garage**

**Close To Shops and
Transport Links**

**Freehold, Council Tax Band
C**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Double glazed entrance door and tiled floor.

ENTRANCE HALLWAY: Part glazed entrance door, staircase to first floor, under stairs cupboard, radiator, and door to garage.

DOWNSTAIRS CLOAKS/W.C.: low level w.c

LOUNGE: (front): 12'10 x 12'9, (3.68m x 3.93m), double glazed bay window to front, wood effect fireplace with marble inset and hearth and living flame gas fire, alcoves, telephone and television point, wall light points, coving to ceiling, radiator.

DINING ROOM: (rear): 12'9 x 12'1, (3.93m x 3.68m), double glazed bay window to rear, wood effect fireplace with marble inset and hearth and fitted gas fire. Coving to ceiling, double radiator.

KITCHEN: (rear): 16'7 x 9'5, (5.09m x 2.89m) Fitted with a range of wall and base units, work surfaces, one and a half bowl sink and drainer unit, space for automatic washing machine, breakfast bar, part tiled walls, integral dishwasher, fridge freezer, double glazed door to side and window to rear.

FIRST FLOOR LANDING AREA: double glazed window to side and part panelled walls.

FAMILY BATHROOM: white three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, heated towel rail, part tiled walls, tiled flooring and double glazed window to rear.

BEDROOM ONE: (rear): 11'0 x 13'0, (3.35m x 3.96m), Double glazed bay window to front, fitted wardrobes, and radiator

BEDROOM TWO: (front): 11'2 x 13'0, (3.41m x 3.96m), double glazed window to rear with alcoves.

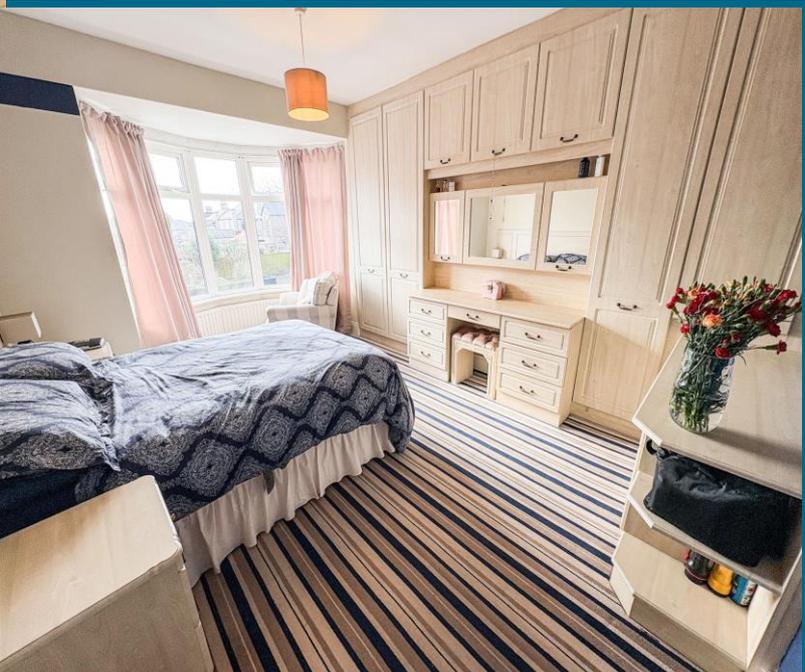
BEDROOM THREE: (front): 8'8 x 7'5, (2.68m x 2.28m), double glazed window to front, telephone point, radiator

EXTERNALLY: to the rear is laid mainly to lawn with bushes and shrubs, to the front is a single garage with driveway access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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: C

EPC RATING: TBC

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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.



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