



Wellesley Drive | Blyth | NE24 3UZ

£150,000

Set in a prime coastal location just moments from the beach, this beautifully presented modern townhouse offers stylish living arranged over three impressive floors. The ground floor welcomes you with a contemporary lounge and kitchen, perfectly designed for everyday living and entertaining, with French doors opening directly onto the rear garden. A convenient downstairs WC completes this level. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing. The first floor hosts two well-proportioned bedrooms alongside a sleek, modern family bathroom with WC. Occupying the entire top floor is a truly fabulous master bedroom, flooded with natural light from Velux windows and providing a peaceful retreat. Outside, the generous rear garden is mainly laid to lawn with an additional patio area, ideal for outdoor dining and relaxation. To the front, a driveway provides off-street parking. Combining a superb location close to the beach with modern design and excellent presentation throughout, this is a lovely family home that must be seen to be fully appreciated.

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Beautifully Presented

Downstairs W.C

Off Street Parking

Close To Amenities

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

**Three Bedroom House, On the
Sought After South Shore**

**Mains Water, Sewage and
Electricity**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing

DOWNSTAIRS CLOAKS/W.C.: low level wc, hand basin and single radiator.

LOUNGE: (front): 10'36 x 12'14, (3.13m x 3.70m), double doors to rear garden

KITCHEN: (front): 8'96 x 11'52, (2.73m x 3.51m), double glazed window to front, 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, and plumbed area for washing machine.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin and low level wc and heated towel rails.

BEDROOM ONE: (front): 8'98 x 15'91, (2.73m x 4.84m), single radiator and 2 Velux windows to front.

BEDROOM TWO: 7'36 x 12'16, (3.70m x 2.24m)

BEDROOM THREE: (front): 5'87 x 8'19, (3.70m x 2.24m), double glazed window to front, and single radiator

EXTERNALLY: off street parking to front, to the rear is a patio area and lawn

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

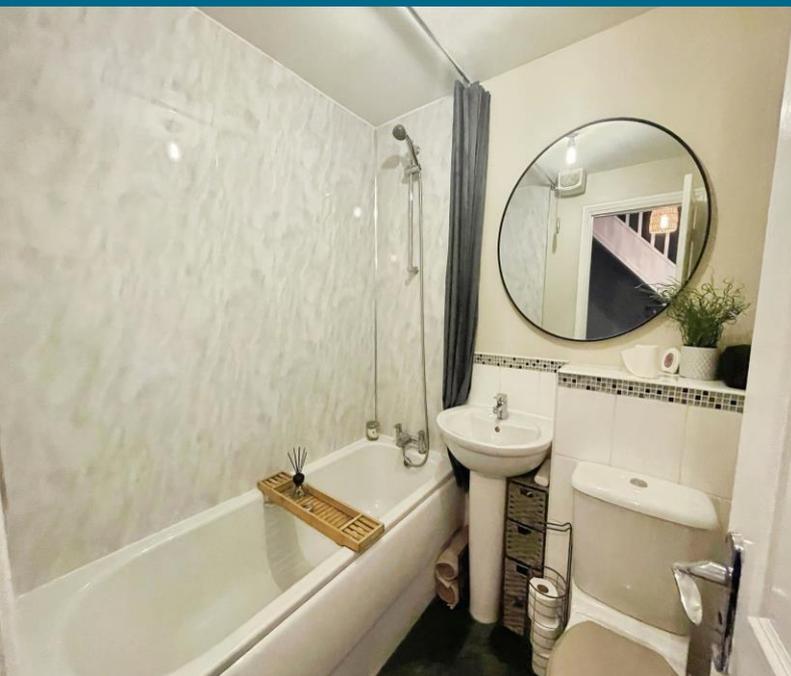
TENURE

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: B

EPC RATING: TBC

BL00012028.GJ.BH.10/03/2026.V.1



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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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