



Cornwall Way | Blyth | NE24 3UN

£175,000

There's something quietly magical about living by the sea—the shifting light, the salty breeze, the sense of calm—and this delightful three-bedroom home captures it beautifully. Nestled in a highly sought-after coastal setting, the property perfectly combines comfort, style, and convenience. Located just a short stroll from the beach and the scenic Ridley Park, it offers an ideal opportunity for first-time buyers or families seeking a peaceful and welcoming retreat. Upon entering, you are greeted by a bright and airy lounge—an inviting space to relax and unwind. The well-designed kitchen is both stylish and practical, featuring an array of attractive wall and base units that provide ample storage. Double patio doors open out onto the rear garden, creating a seamless indoor-outdoor flow that's perfect for entertaining. A convenient ground floor WC completes this level. The first floor comprises two generously sized double bedrooms, along with a modern family bathroom fitted with a WC, hand basin, and a bath with overhead shower. Occupying the top floor, the spacious principal bedroom is also a double, benefiting from excellent storage and an abundance of natural light, creating a peaceful sanctuary. Externally, the property boasts a front garden with off-street parking, while the rear garden features a generous patio area—ideal for outdoor dining and relaxation. With its superb location and well-proportioned living space, including three double bedrooms, this delightful home offers a fantastic opportunity to embrace coastal living at its finest. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Gorgeous Three Bedroom
Town House**

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

**Sought after South Shore
near The Beach**

Downstairs W.C

Off Street Parking

**Mains Water, Sewage and
Electricity**

Gas Heating, Fibre to Premises Broadband

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 single radiator.

LOUNGE: (front): 14'94 x 11'94, (4.55m x 3.64m), double glazed window to front.

KITCHEN: 7'75 x 11'85, (2.36m x 3.61m), double radiator, range of wall, floor and drawer units, with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for fridge freezer, plumbed area for washing machine and double doors to rear garden.

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

BEDROOM ONE: (front and rear): 20'65 x 8'57, (6.29m x 2.61m), velux window to front and rear, single radiator and built in cupboard.

BEDROOM TWO: (front): 11'93 x 11'94, (3.63m x 3.63m), double glazed window to front, single radiator

BEDROOM THREE: (front): 11'86 x 7'90, (2.61m x 2.40m), double glazed window to front, and single radiator.

EXTERNALLY: Driveway to front and to the rear is a patio area and astro turf.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to Premises
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

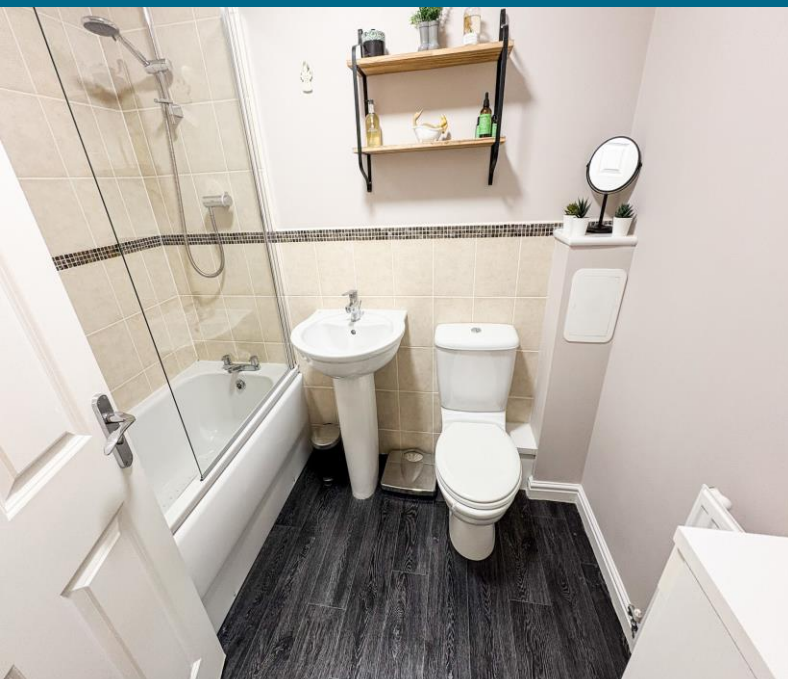
TENURE

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: B

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 81 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.

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