



Heron Close | Blyth | NE24 3QQ

£190,000

Embrace the charm of seaside living with this beautifully positioned home on Heron Close, where the coast is within easy reach and tranquility comes as standard. Situated in a highly sought-after quiet cul-de-sac on South Beach, this charming home offers both a peaceful setting and everyday convenience. The property is ideally located close to local schools and shops, making it perfectly suited for families and those seeking a well-connected location. It benefits from a garage and off-street parking, adding to its practicality. Upon entering, you are welcomed by a porch with a tiled floor and useful storage space. The interior features a spacious lounge through diner, providing a versatile living and entertaining area, alongside a modern kitchen complete with a tiled floor. A bright conservatory to the rear offers additional living space and overlooks the garden. Outside, the property boasts a large southerly-facing rear garden, ideal for enjoying sunshine throughout the day. To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom and two further versatile rooms ideal for children, guests, or a home office. A well-appointed family bathroom serves the accommodation, completing a practical and comfortable upper level. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Outstanding Three Bedroom Semi

Garage and Off Street
Parking

Beautifully Presented

Sought After South Beach

Mains Water, Sewage and
Electricity

Freehold, Council Tax Band
B, Epc Rating C

Large Southerly Facing Rear Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance Door, tiled floor and storage.

ENTRANCE HALLWAY: stairs to first floor landing, and double radiator.

LOUNGE: (front): 18'31 x 12'22, (5.58m x 3.72m), double glazed window to front, double radiator, and coving to ceiling.

DINING ROOM: (rear): 10'61 x 7'92, (3.23m x 2.41m), double radiator.

KITCHEN: (rear): 7'46 x 8'60, (2.27m x 2.62m), double glazed window to side, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob, integrated fridge freezer and tiled floor.

CONSERVATORY: 11'93 x 8'88, (3.63m x 2.70m), dwarf wall, and doors to rear garden.

FIRST FLOOR LANDING AREA: loft access

LOFT: partially boarded, pull down ladders, and lighting.

FAMILY BATHROOM: 3 piece suite comprising shower over, pedestal wash hand basin and low level wc, double glazed window to rear, heated towel rail, and part tiling to walls.

BEDROOM ONE: (front): 13'83 x 8'66, (3.91m x 2.63m), double glazed window to front, and double radiator.

BEDROOM TWO: (rear): 9'15 x 9'15, (2.78m x 2.78m), double glazed window to rear, double radiator, and built in cupboard.

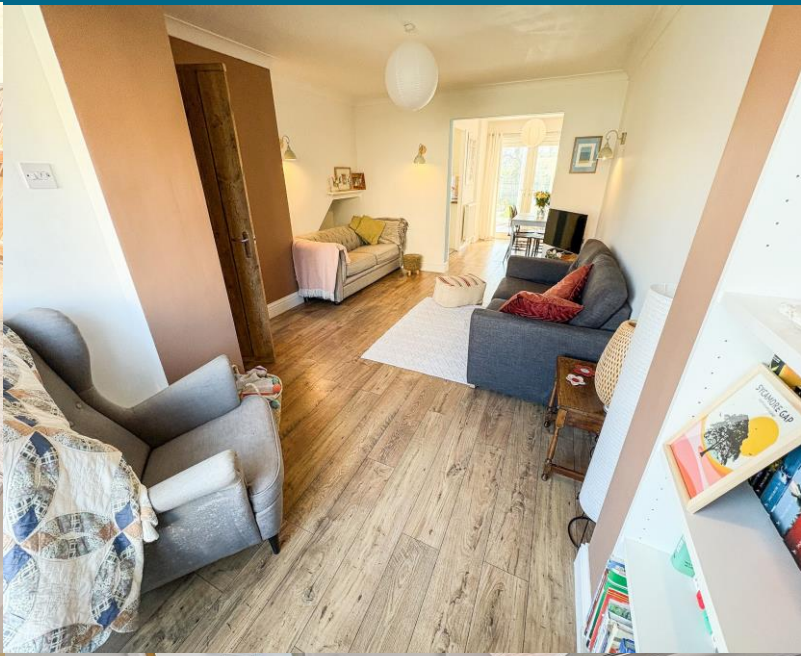
BEDROOM THREE: (front): 9'54 x 6'51, (2.90m x 1.98m), double glazed window to front, double radiator and built in cupboard.

EXTERNALLY: to the front is a driveway which offers off street parking as well as a single garage with plumbed area for washing machine, to the rear is southerly facing garden laid mainly to lawn with garden shed and access to garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

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: B

EPC RATING: C

BL00012068.AJ.BH.21/04/2026.V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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