



Newsham Road | Blyth | NE24 5QZ

£100,000

Perfect for buyers with vision, this two-bedroom semi-detached property provides a great opportunity to update and make it your own. Offering well-proportioned accommodation throughout, the home presents an ideal project for those looking to add value and create a space tailored to their own taste and style. The property benefits from both front and rear gardens, providing outdoor space with plenty of potential for landscaping or extension (subject to the necessary permissions). There is also the added advantage of off-street parking to the front. Internally, the ground floor comprises a bright and sunny lounge, a kitchen, and a welcoming hallway complete with a handy storage cupboard. The layout offers a practical flow, with scope to reconfigure or enhance to suit modern living requirements. To the first floor, there are two generously sized double bedrooms along with a family bathroom. Each room offers good natural light and further potential for improvement. Ideally located, the property is just a short walk from the new train station, the beach, and Ridley Park, making it perfect for those seeking a home with excellent local amenities and coastal lifestyle appeal. This is an excellent opportunity for first-time buyers, investors, or anyone looking to put their own stamp on a well-located home with plenty of potential. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Spacious Two Bedroom Semi

In Need of Modernisation

No Upper Chain

**Mains Water, Sewage And
Electricity**

Off Street Parking To Front

Gas Heating

Two Double Bedrooms

Freehold, Council Tax Band A

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

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

LOUNGE: (front): 17'99 x 9'41, (5.48m x 2.86m), double glazed window to front, double radiator, and coving to ceiling.

KITCHEN: (rear): 11'49 x 8'99, (3.50m x 2.74m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge freezer, plumbed area for washing machine, and door to rear garden.

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to side, and double radiator.

BEDROOM ONE: (front): 14'69 x 11'0, (4.47m x 3.01m), double glazed window to front, and built in cupboard.

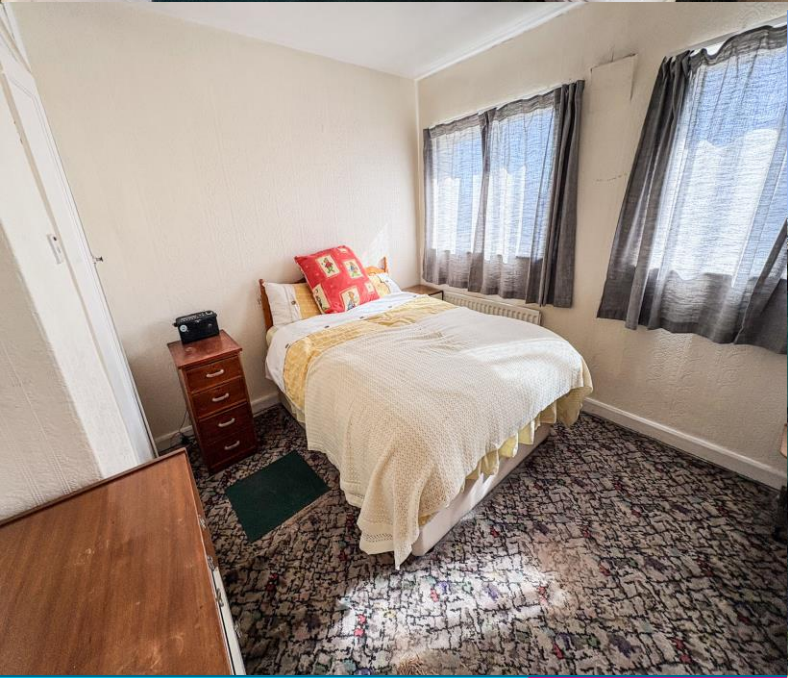
BEDROOM TWO: (front): 10'34 x 12'24, (3.15m x 3.73m), double glazed window to front, and built in cupboard.

EXTERNALLY: to the rear is laid mainly to lawn and to the front is a low maintenance garden with off street parking.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

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: A

EPC RATING: E

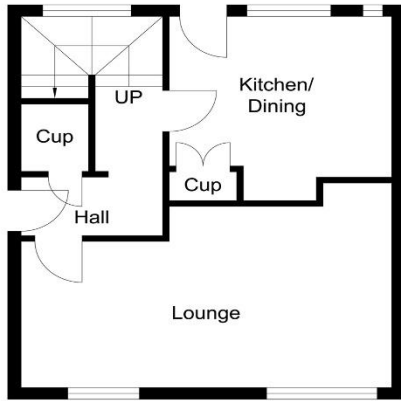
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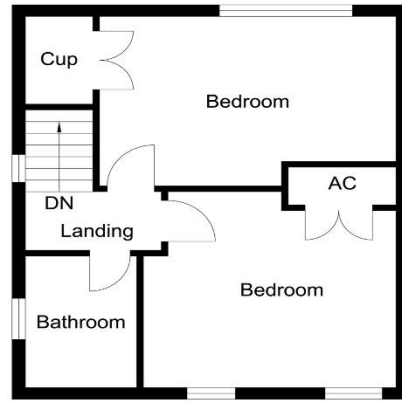
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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 39 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.