



St Marys Drive | Blyth | NE24 4QU

**£160,000**

This is a home designed around flexibility, where the layout and extensive rear outbuildings—perfect for a gym, workshop, or hobby space—create opportunities rarely found in a typical three-bedroom semi-detached property in Newsham, Blyth. Offered with no upper chain, it presents an ideal purchase for families, first-time buyers, or those looking for extra functional space. The ground floor features a comfortable lounge and a fitted kitchen, along with a versatile additional room that could easily serve as a home office, fourth bedroom, or second reception room. A practical utility area adds further convenience. To the rear, there is a small garden and a substantial storage building divided into several individual rooms, offering endless potential for a gym, workshop, office, or creative space tailored to your needs. Upstairs, the property provides three well-proportioned bedrooms and a family bathroom.

With its adaptable interior, extensive external space, and sought-after location, this property represents a rare opportunity to create a home that truly fits your lifestyle. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Spacious Three Bedroom  
Semi**

**Freehold, Epc Rating D,  
Council Tax band B**

**No Upper Chain**

**Mains Water, Sewage and  
Electricity**

**Large Storage Buildings to  
Rear**

**Gas Heating**

**Close To Shops and Transport Links**

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, and double radiator.

**LOUNGE:** (front): 12'39 x 13'59, (3.77m x 4.14m), double glazed window to front, and double radiator.

**OFFICE:** (front): 16'90 x 4'71, (5.88m x 2.04m), double glazed window to front, and double radiator.

**KITCHEN:** (rear): 17'76 x 8'36, (5.41m x 2.54m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, oven, gas hob, space from fridge freezer, spotlight and patio doors to rear.

**UTILITY ROOM:** 6'33 x 7'30, (1.92m x 2.22m)

**FIRST FLOOR LANDING AREA:** double glazed window to side and loft access

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, wash hand basin, low level wc, double glazed window to rear, double radiator tiled floor and cladding to walls.

**BEDROOM ONE:** (rear): 9'60 x 12'63, (2.92m x 3.84m), double glazed window to front, and single radiator.

**BEDROOM TWO:** (rear): 9'60 x 9'99, (2.92m x 3.04m), double glazed window to rear, and single radiator.

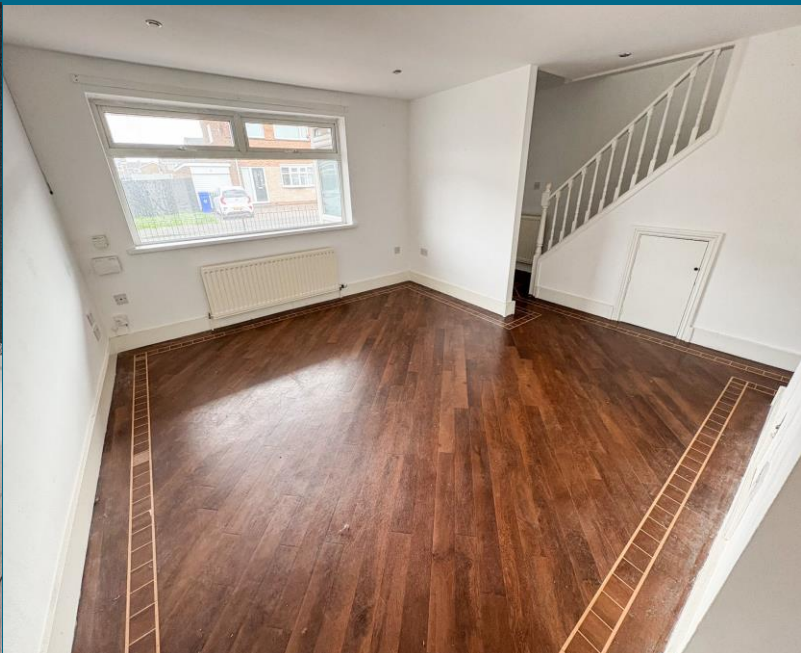
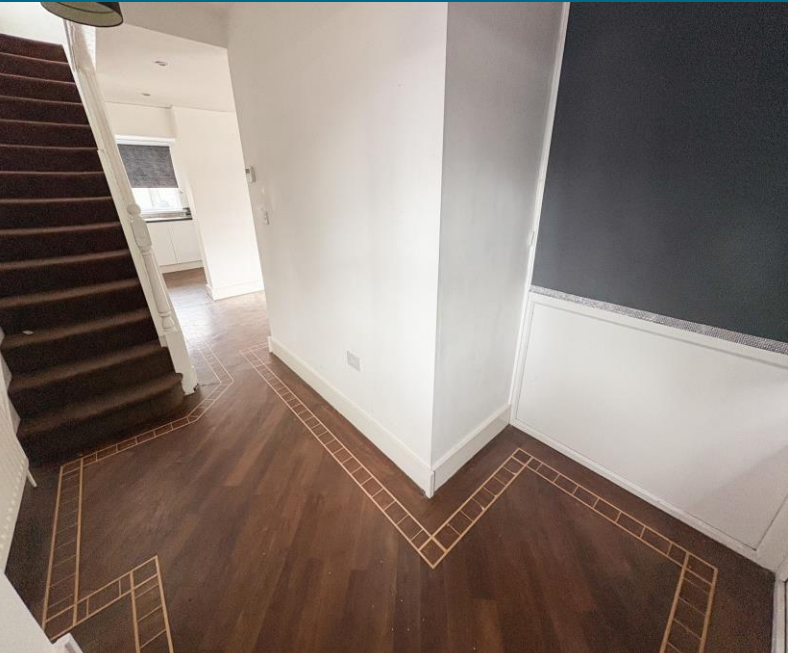
**BEDROOM THREE:** (front): 8'46 x 7'79, (2.57m x 2.37m), double glazed window to front, and single radiator.

**EXTERNALLY:** to the rear is an outbuilding and to the front is a low maintenance garden.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

## 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

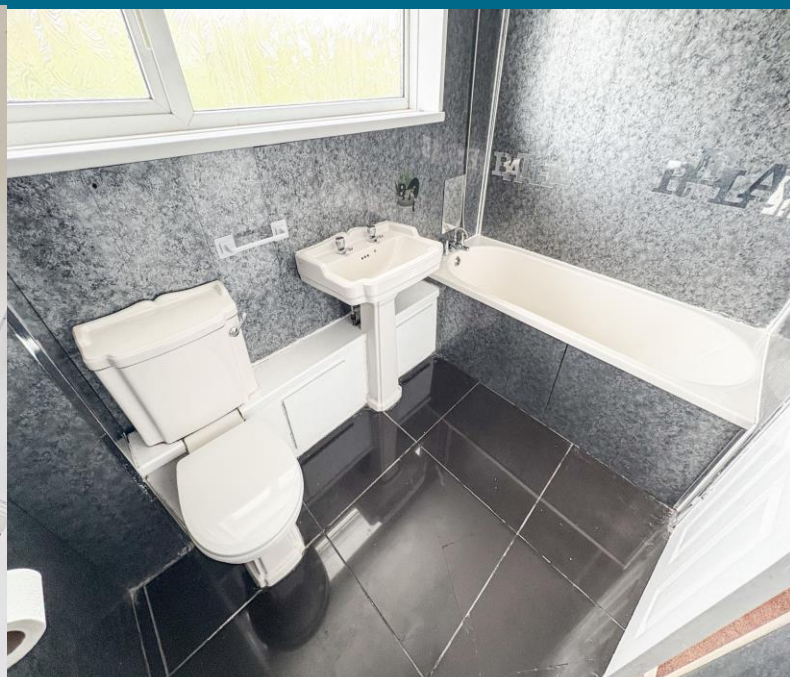
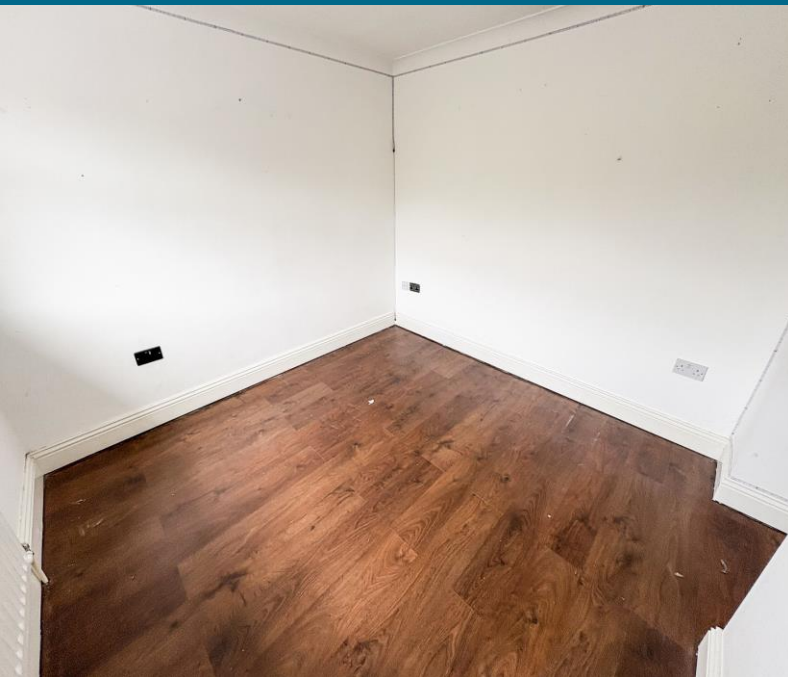
## TENURE

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: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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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