



Admiral Court | Blyth | NE24 3UJ

£175,000

Enjoying glimpses of the sea and just a short stroll from the shoreline, this impressive three-storey home offers the very best of coastal living. Located on the highly sought-after South Shore development in Blyth and positioned favourably within a quiet cul-de-sac, this beautifully presented semi-detached property combines modern family living with an enviable seaside lifestyle. The accommodation briefly comprises a welcoming lounge, downstairs cloakroom/WC, and a contemporary dining kitchen fitted with integrated appliances and French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are two generous double bedrooms and a stylish modern family bathroom with shower. Occupying the entire top floor is an impressive 20'0 master bedroom with useful built-in storage, providing a superb private retreat. Externally, the property boasts a private and enclosed rear garden with lawn, patio area and shed, perfect for enjoying the warmer months. An allocated parking bay is situated to the front. One of the standout features of this fantastic home is its enviable location just a short walk from Blyth's beautiful sandy beach. Whether it's morning walks along the promenade, family days by the sea, watersports, or simply enjoying the fresh coastal air, this property offers a wonderful opportunity to embrace beachside living while remaining close to local amenities, schools and transport links. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

RMS | Rook
Matthews
Sayer



3



1



1

Three Storey Semi Detached

Partial Sea Views

Allocated Parking

Downstairs Cloaks/ W.C

Close To Beach

Gas Heating & Double Glazed

Generous Sized Rear Garden

Cul De Sac Location

For any more information regarding the property please contact us today



T: 01670352900

blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

ENTRANCE: Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Door to:

LOUNGE: 15'0 x 11'10 (4.57m x 3.61m)
Double glazed window, radiator, under-stair cupboard

REAR LOBBY: Turned staircase to the first floor, door to kitchen, door to:

DOWNSTAIRS CLOAKS W.C.: Low level w.c. with push button cistern, hand washbasin, tiled splashbacks

DINING KITCHEN: 11'10 x 7'9 (3.61m x 2.36m)
Contemporary, white fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, double glazed French doors from the dining area opening to the rear garden.

FIRST FLOOR LANDING AREA: Radiator, staircase to the second floor

BATHROOM: Splendid, modern bathroom suite comprising of bath with mixer taps, pedestal wash hand basin with mixer taps, low level w.c. with push button cistern, radiator, double glazed window.

BEDROOM TWO: (Front) 12'1 x 11'10 (3.68m x 3.61m) plus recess
Two double glazed windows, radiator.

BEDROOM THREE: 11'11 x 7'11 (3.63m x 2.41m)
Radiator, double glazed window.
TOP FLOOR LANDING:

BEDROOM ONE: 20'0 x 8'7 (6.07m x 2.62m)
Three Velux windows, radiator, large storage cupboards.

EXTERNALLY: Private and enclosed rear garden of generous proportions, comprising of patio, lawn, borders and shed, side gate providing access to the front allocated parking bay. The parking bay is located directly in front of the property

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas heating
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking

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. -

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

BL00012158.AJ.MW.19.6.26.V.1



T: 01670352900

blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		