



Carrside Mews | Blyth | NE24 4DD

**£115,000**

Nestled within the sought-after modern development of Carrside Mews in Blyth, this beautifully presented starter home offers stylish, contemporary living in a convenient location close to excellent local amenities, well-regarded schools, and superb transport links, making it ideal for first-time buyers, young professionals, or those looking to downsize. The property welcomes you via an inviting entrance hallway which leads into a thoughtfully redesigned and spacious dining kitchen, offering a modern and practical space perfect for both everyday living and entertaining. To the rear of the home, the bright and airy lounge provides a relaxing retreat, enhanced by patio doors that open directly onto the attractive south-facing rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. To the first floor, the accommodation continues with two generously sized double bedrooms, both offering comfortable and versatile living space, along with a well-appointed family bathroom finished in a contemporary style. Externally, the property benefits from a low-maintenance graveled frontage, an enclosed south-facing rear garden ideal for enjoying sunny days and outdoor dining, and the added convenience of an allocated parking bay. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. Situated within easy reach of local shops, schools, leisure facilities, and excellent road and transport connections, this superb home truly combines modern comfort with everyday convenience.

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**Beautifully presented modern starter home**

**Attractive south-facing enclosed rear garden**

**Stylish redesigned dining kitchen**

**Modern family bathroom**

**Two generously sized double bedrooms to the first floor**

**Gas central heating and double glazing throughout**

**Bright and spacious lounge with patio doors leading to the rear garden**

**EPC Rating: C, Council Tax Band: A**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE

Double glazed entrance door

##### DINING KITCHEN 12'06" x 11' 08"

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, space for automatic washing machine & tumble dryer, part tiled walls, space for fridge/freezer, wall mounted combination boiler, double glazed window to front, staircase to first floor

##### LOUNGE 12'06" x 11'10"

Double glazed window & double glazed patio doors to rear, double & single radiators.

##### FIRST FLOOR LANDING

Access to roof space

##### BEDROOM ONE 12'07" max x 11'09" max

Double glazed window to front, radiator

##### BEDROOM TWO 11'10" x 6'05"

Double glazed window to rear, radiator.

##### BATHROOM/W.C.

White three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, low level w.c, radiator, extractor fan, double glazed frosted window to rear.

##### FRONT GARDEN

Mainly graveled

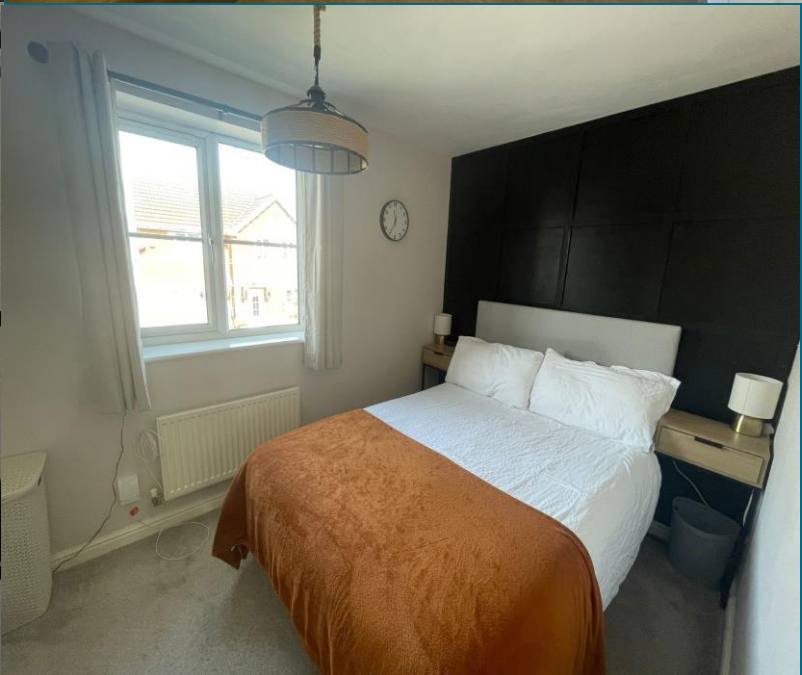
##### REAR GARDEN

South facing, fenced boundaries, and patio

**T: 01670 352 900**

[Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

Parking: Allocated Bay

## 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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 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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