



Dale Street | Blyth | NE24 1SB

**£55,000**

Just moments from the beach and enjoying sea views, this attractive property offers well-appointed accommodation and is available with no onward chain. The property is entered via an inviting entrance hall leading to a comfortable lounge and a separate dining area, ideal for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, while a useful downstairs WC/utility room adds further practicality. To the first floor are two well-proportioned bedrooms, both benefiting from their own bathroom facilities, providing excellent comfort and convenience for residents and guests alike. Offered with no onward chain, this charming property is perfectly positioned to enjoy the surrounding coastline, local amenities and beach, all within easy reach. 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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**Two Bedroom Terrace House**

**Mains Water, Electricity and Sewage**

**Beautiful Seaside Location**

**Sea Views**

**Two Reception Rooms**

**Freehold, Council Tax Band a, Epc Rating E**

**No Upper Chain**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing and double radiator

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, double glazed window and sink unit.

**LOUNGE:** (front): 11'00 x 11'41, (3.35m x 3.47m), double glazed window to front, double radiator, built in storage cupboard.

**DINING ROOM:** (rear): 10'34 x 15'25, (3.15m x 4.64m), double glazed window to rear, double glazed patio doors to rear, double radiator.

**KITCHEN:** (side): 13'50 x 8'07, (4.11m x 2.45m), double glazed window to side, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, oven with gas hob, space for fridge freezer and doors to rear garden.

#### FIRST FLOOR LANDING AREA

**FAMILY BATHROOM:** 3 piece suite comprising wash hand basin, low level WC, double glazed window to rear, double radiator, part tiling to walls.

**BEDROOM ONE:** (rear): 11'42 x 8'93, (3.48m x 2.72m), double glazed window to front, double radiator, built in cupboard, and loft access

**BEDROOM TWO:** (rear): 11'42 x 8'93, (3.48m x 2.72m), double glazed window to rear, double radiator.

**EXTERNALLY:** yard to the rear

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### **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

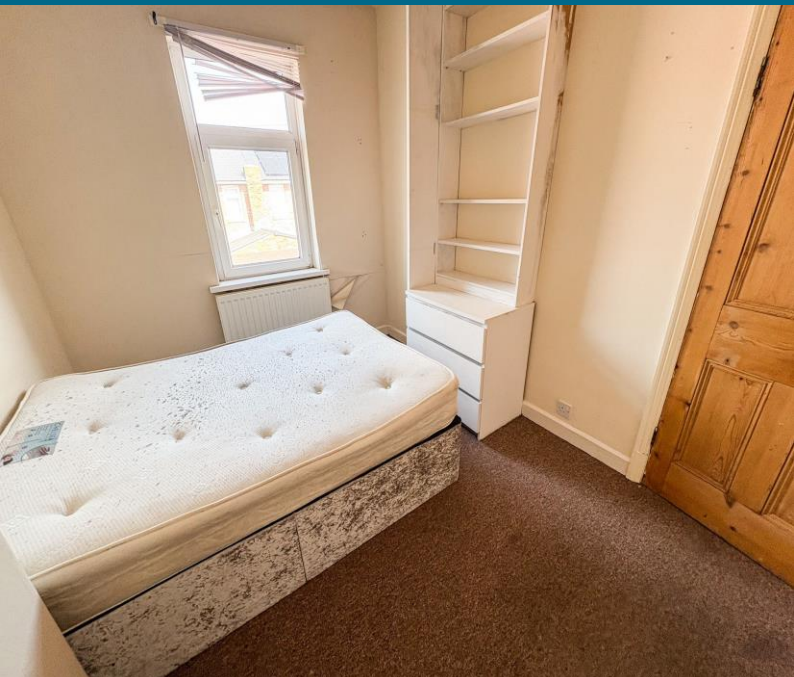
### **TENURE**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

### EPC RATING

**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.