



Dunkeld Close | Blyth | NE24 3SP

**£110,000**

A lovely example of a one-bedroom semi-detached property, offering bright accommodation and excellent outside space. Situated on Dunkeld Close within the popular South Beach Estate in Blyth, this well-presented home is ideally suited to first-time buyers, downsizers or those seeking a low-maintenance coastal property.

The accommodation briefly comprises an entrance porch, a comfortable lounge with French doors opening onto the rear garden, and a modern refitted kitchen. To the first floor is a generous double bedroom with built-in wardrobes, along with a well-appointed family bathroom. Externally, the property enjoys gardens to both the front and rear, providing pleasant and private outdoor areas. A detached garage and off-street parking further enhance the appeal. Additional benefits include gas central heating and double glazing throughout.

Conveniently located close to the beach, local amenities and transport links, this charming home offers an excellent balance of comfort, practicality and location. 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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**Fantastic One Bedroom House**

**Gas Heating, Fibre To Premises Broadband**

**Sought After South Beach**

**Mains Water, Electricity, and Sewage**

**Garage and Off Street Parking**

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

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE PORCH

Double glazed entrance door, radiator, and door leading to lounge

##### LOUNGE 13' 01" (3.99m) x 11' 06" (3.51m)

Double glazed window to front and rear, staircase to first floor, under stairs area, double radiator, and French doors to side

##### KITCHEN 13' 01" (3.99m) x 5' 01" (1.55m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, part tiled walls, radiator, space for automatic washing machine and fridge/freezer. Double glazed window to rear

##### FIRST FLOOR LANDING

Access to roof space, built in cupboard housing combi boiler

##### MASTER BEDROOM 10' 05" (3.18m) x 10' 0" (3.05m)

Double glazed window to rear, built in wardrobe, and radiator

##### BATHROOM/WC

White three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled floor, tiled walls, UPVC cladding to ceiling, double glazed frosted window to rear

##### FRONT GARDEN

Laid mainly to lawn

##### REAR GARDEN

Graveled area, paved walkways, decked area, fenced boundaries, gated access to front

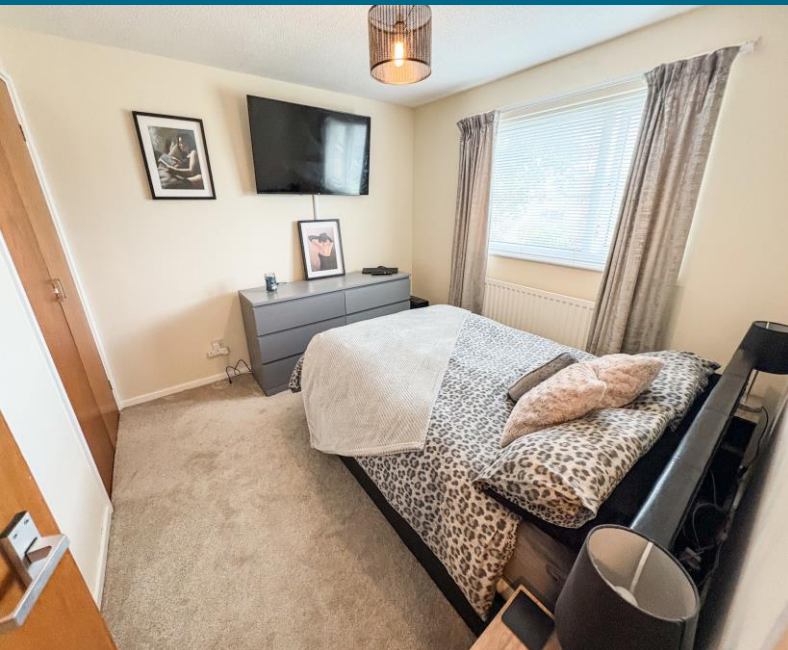
##### GARAGE

Detached garage to rear of property with automatic roller shutter door, light and power points

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### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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: C**

### **EPC RATING: A**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 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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