



Lapwing Close | Blyth | NE24 3SE

**£152,000**

Whether it's morning walks along the beach or evenings enjoying the sea air, this well-presented home is perfectly placed to make the most of life by the coast. Situated within a pleasant cul-de-sac on the popular South Beach Estate, this attractive two-bedroom property offers well-proportioned accommodation ideal for first-time buyers, downsizers or investors alike. The accommodation briefly comprises an entrance porch leading into a bright and spacious lounge with an open-plan staircase, creating a welcoming living space. To the rear is a newly fitted breakfasting kitchen, thoughtfully designed with a modern range of units and space for informal dining. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a paved frontage providing off-street parking for two to three vehicles. Conveniently located for local amenities, transport links and schools, the property also enjoys easy access to Blyth's beach, promenade and seafront attractions. 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.

**RMS** | Rook  
Matthews  
Sayer



2



1



1

**Gorgeous Two Bedroom House**

**Gas Heating, Fibre to Premises Broadband**

**Off Street Parking For Three Cars**

**Mains Water, Sewage And Electricity**

**Cul De Sac Location**

**Freehold, Epc Rating D, Council Tax Band. A**

**Sought After South Beach**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front, laminate floor. Part glazed door from porch to Lounge.

##### LOUNGE 15'04" x 10'11"

Double glazed window to front, living flame effect gas, marble inset and hearth. Double radiator and coving to ceiling. Open plan staircase.

##### BREAKFASTING KITCHEN 11'00" x 9'03"

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven and gas hob, extractor hood. Space for fridge freezer, part tiled walls and tiled floor. Wall mounted central heating boiler, radiator. Double glazed window and door to rear, plumbed area for washing machine.

##### FIRST FLOOR LANDING

Doors off to bedrooms and bathrooms. Access to roof space.

##### BEDROOM ONE 10'01" x 11'0"

Double glazed window to front, built in airing cupboard, radiator.

##### BEDROOM TWO 11'01" x 6'07"

Double glazed window to rear, and radiator.

##### BATHROOM/W.C.

White three piece suite comprising panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and low level w.c. Tiled walls, laminate flooring. Double glazed frosted window to side.

##### FRONT GARDEN

Mainly paved front garden with off street parking.

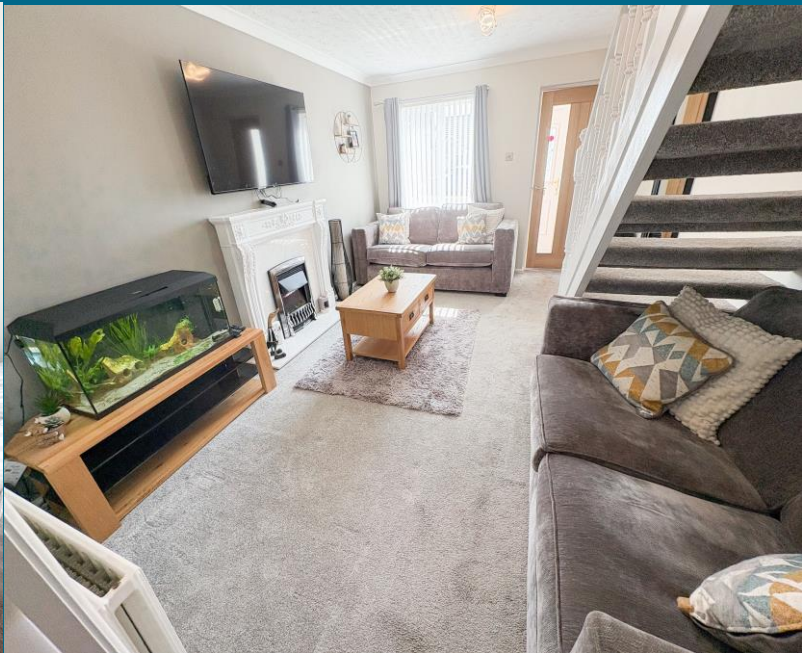
##### REAR GARDEN

Laid mainly to lawn, patio, planted flower, tree and shrub borders. Garden shed, fenced boundaries and gated access to front.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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: A**

**EPC RATING: D**

BL00012137.AJ.BH.26/06/2026.V.1



T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	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



**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.