



Solingen Estate | Blyth | NE24 3ES

£175,000

In a setting where morning walks can easily become beach walks, this three-bedroom semi-detached home enjoys a position that quietly elevates everyday living. Situated within a highly sought-after residential estate, the property benefits from an open aspect to the front and a superb location close to Ridley Park and the beach, offering an appealing blend of coastal charm and family convenience. The accommodation is introduced via an inviting entrance hallway leading into a spacious lounge, which flows seamlessly into a dining area—creating a relaxed and versatile space ideal for both everyday living and entertaining. The well-appointed kitchen is complemented by a separate utility room, with direct access to the southerly-facing rear garden, perfect for making the most of brighter days and outdoor living. To the first floor, there are three generously proportioned bedrooms, each offering comfortable and flexible accommodation for family life, guests, or home working. The family bathroom includes a shower, providing both practicality and ease for modern living. Externally, the property continues to impress with a driveway and attached garage, ensuring ample off-street parking and useful storage. This is a fantastic opportunity to secure a much-loved family home in a prime coastal location, where everyday life is effortlessly shaped by its proximity to the sea, green spaces, and local amenities.

Interest in this property will be high—call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Three Bedroom Semi

**Close To the Beach and
Ridley Park**

**Mains Electric, Sewerage,
Water**

**Southerly Facing Rear
Garden**

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

**Garage and Off Street
Parking**

**Gas Heating, Fibre To
Premises Broadband**

Utility Room

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

**LOUNGE 14'12 (4.29) X 11'96 (3.58) maximum
measurements into recess**

Double glazed window to front, single radiator

DINING ROOM 9'86 (2.95) X 8'58 (2.57)

Double glazed window to rear

KITCHEN 8'56 (2.57) X 8'02 (2.44)

Double glazed window to rear, single radiator, and range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, oven, and electric hob, plumbed for washing machine

UTILITY ROOM 8'85 (2.64) X 5'35 (1.60)

Double glazed window to rear, door to rear garden

FIRST FLOOR LANDING

Built in storage cupboard, loft access: pull down ladders, partially
Boarded

**BEDROOM ONE 11'68 (3.51) X 10'60 (3.20) minimum
measurements excluding recess**

Double glazed window to front, single radiator

**BEDROOM TWO 10'04 (3.05) X 9'77 (2.92) minimum
measurements excluding recess**

Double glazed window to rear, single radiator

BEDROOM THREE 6'64 (1.98) X 6'51 (1.96)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, double glazed window to rear, heated towel rail, part tiling to walls

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Laid mainly to lawn, patio area, south facing

GARAGE

Single

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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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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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