



Dene View Drive | Blyth | NE24 5PT

Auction Guide Price of £70,000

Set on a generous plot with excellent outdoor space, this three-bedroom semi-detached property offers spacious accommodation and excellent potential for modernisation. The accommodation briefly comprises an entrance hallway leading to a spacious lounge, separate dining room and kitchen. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden, providing ample outdoor space for families and keen gardeners alike. To the front, there is a garden together with off-street parking. Situated in a popular residential area of Blyth, close to local shops, schools and excellent transport links, the property needs modernisation throughout but offers fantastic potential to create a wonderful family home. It would make an ideal purchase for first-time buyers, families or investors looking for a project.

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Three-Bedroom Semi

No Upper Chain

Off Street Parking to Front

Freehold, Council Tax Band A

**Mains Water, Electricity and
Sewage**

Freehold, Council Tax Band A

Gas Heating

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: stairs to first floor landing, double radiator, double glazed window to side.

LOUNGE: (front): 12'58 x 12'26, (3.82m x 3.73m), double glazed window to front, double radiator, fire surround.

DINING ROOM: (rear): 9'12 x 8'63, (2.77m x 2.63m), doors to rear garden.

KITCHEN: (rear): 10'03 x 9'10, (3.05m x 2.77m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, space for fridge freezer.

FIRST FLOOR LANDING AREA: loft access and built in storage cupboard.

LOFT: partially boarded, pull-down ladders, as well as lights and power.

FAMILY BATHROOM: 3-piece suite comprising paneled bath, wash hand basin, low level wc, double glazed window to rear, and single radiator.

BEDROOM ONE: (rear): 10'79 x 9'46, (3.28m x 2.88m), double radiator, and built in cupboard.

BEDROOM TWO: (rear): 8'29 x 12'69, (3.28m x 2.88m), double glazed window to rear, double radiator and built in cupboard.

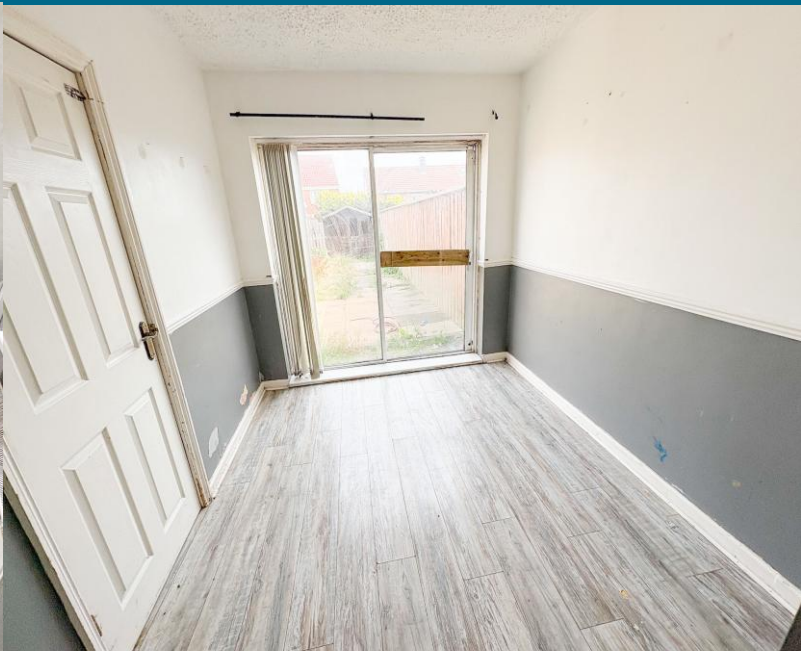
BEDROOM THREE: (front): 9'00 x 7'81, (2.74m x 2.38m), double glazed window to front, single radiator.

EXTERNALLY: block paved driveway and low maintenance garden o front, to the rear is laid mainly to lawn with patio area and outhouse.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The Northeast 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

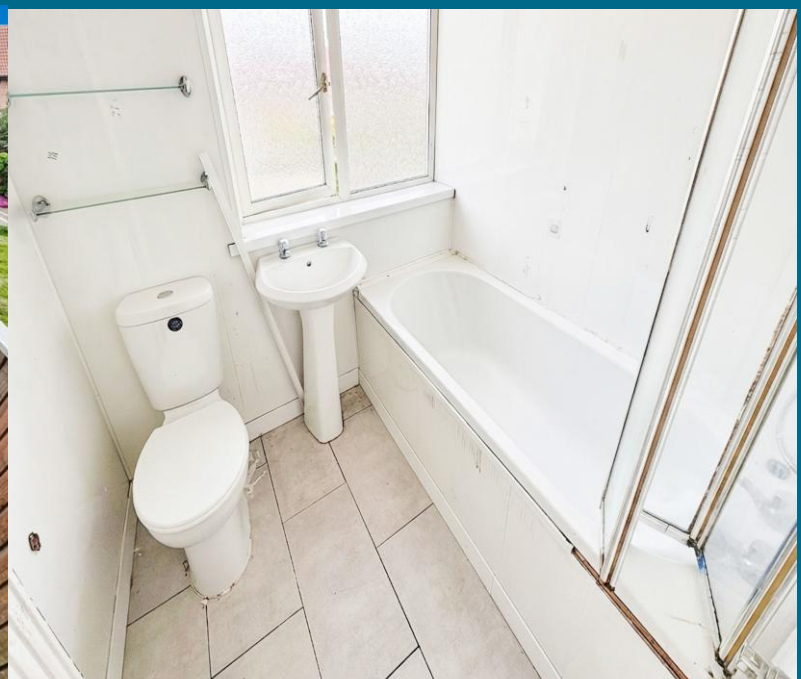
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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



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.