



Lapwing Close | Blyth | NE24 3SE

Offers in Excess of £170,000

A true credit to the current owners, this gorgeous fully refurbished semi-detached home enjoys a prime cul-de-sac setting within the ever-popular South Beach area of Blyth and must be viewed to be fully appreciated. Finished to an impeccable standard throughout, the property boasts a welcoming entrance porch with tiled flooring, leading through to a bright and elegant lounge filled with natural light. The heart of the home is undoubtedly the stunning newly fitted extended kitchen, thoughtfully designed for modern-day living and entertaining. Beyond, a charming sunroom provides the perfect place to relax whilst enjoying views across the beautifully maintained rear garden. To the first floor, there are two spacious double bedrooms together with a stylish newly fitted shower room, finished to an exceptional standard and offering contemporary fixtures and fittings. Externally, the property continues to impress with a fabulous private rear garden, ideal for outdoor dining, entertaining and family enjoyment. A garage and substantial driveway providing off-street parking for two to three vehicles further enhance the appeal of this outstanding home. Offered for sale with no upper chain, this turnkey property presents a rare opportunity to acquire a beautifully presented home in one of South Beach's most sought-after residential locations. Early viewing is highly recommended.

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**Outstanding Two-Bedroom
Semi**

Extended Kitchen

**Large Garage and Off-Street
Parking for 2/3 Cars**

Sunroom

**Gas Heating, Fibre to
Premises Broadband**

No Upper Chain

Cul De Sac on South Beach

**Mains Water, Electricity and
Sewage**

**Freehold, Council Tax Band A,
Epc Rating C**

Full Refurbished

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: double glazed window to front with tiled floor

LOUNGE: (front): 12'89 x 17'44, (3.92m x 5.31m), double glazed window to front, and double radiator.

KITCHEN: (rear): 21'24 x 8'88, (6.47m x 2.70m), double glazed window to rear, single radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, plumbed area for washing machine and tiling to floor as well as spotlights.

SUN ROOM: 9'05 x 14'78, (2.75m x 4.50m), tiled floor.

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

SHOWER ROOM: 3-piece suite comprising wash hand basin, shower cubicle, low level wc, double glazed window to side, heated towel rail, part tiling to walls, tiled flooring and built in storage cupboard.

BEDROOM ONE: (front): 8'61 x 12'95, (2.62m x 3.94m), double glazed window to front and double radiator.

BEDROOM TWO: (front): 13'01 x 9'0, (3.96m x 2.74m), double glazed window to rear, and double radiator.

EXTERNALLY: to the front is laid mainly to lawn with 2/3 off street parking spaces, and single garage with electric door, to the rear is laid mainly to lawn, with patio area, flower bed and bushes and shrubs.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

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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 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

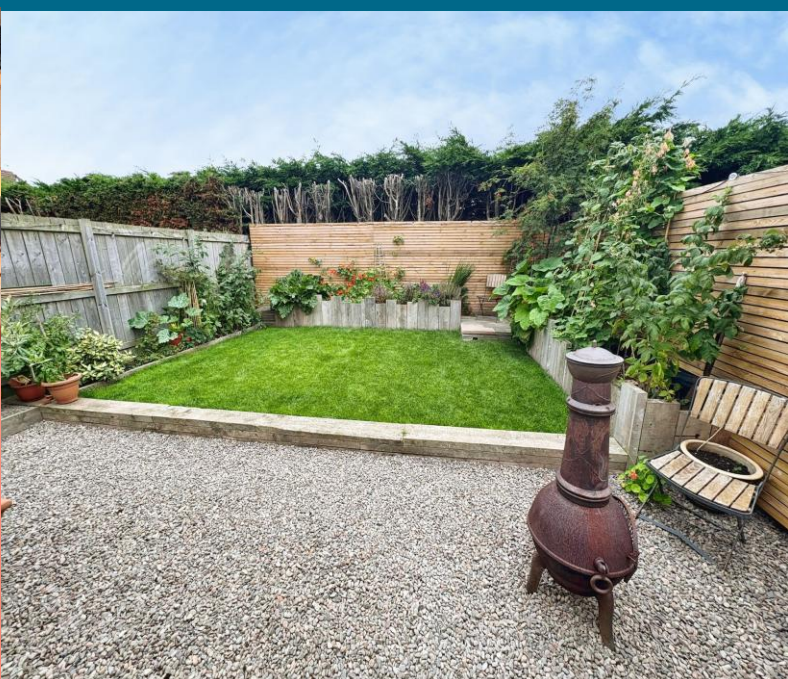
CHARGES: Lord Ridley Charge

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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



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.