



Park Road | Blyth | NE24 3DH

£155,000

Wake up to the fresh sea air and embrace a lifestyle where golden sands, coastal walks and the beautiful surroundings of Ridley Park are all just moments from your front door. Situated on the highly sought-after Park Road, this charming three-bedroom terraced home offers an exceptional opportunity to enjoy the very best of coastal living. Offered for sale with no upper chain, the property combines character features, generous living space and an enviable location close to Blyth Beach and Ridley Park. The accommodation briefly comprises an inviting entrance hallway leading to a spacious lounge, complete with a feature log-burning stove, creating a warm and welcoming atmosphere. To the rear, the impressive open-plan kitchen and dining area forms the heart of the home, enhanced by a second log burner and providing the perfect space for everyday family life and entertaining alike. A useful utility area and ground floor WC add further practicality. To the first floor are three well-proportioned bedrooms. The family bathroom features a corner bath and separate shower cubicle, while the principal bedroom benefits from an en-suite incorporating a stunning freestanding bath, creating a luxurious retreat. Externally, the property enjoys an enclosed rear yard offering a low-maintenance outdoor space. Combining period charm with modern-day comforts, this delightful home presents a rare opportunity to secure a sought-after coastal address where the beach, parkland and local amenities are all within easy reach. 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 Terrace
Close To the Beach and Ridley Park
No Upper Chain
Two Log Burners

Utility Area

Gas Heating, Fibre to Premises Broadband

Mains Water, Sewage and Electricity

Freehold, Council Tax Band A, EPC Rating: C

Downstairs Wc and En Suite

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

ENTRANCE HALLWAY: double radiator and large under stair storage.

DOWNSTAIRS CLOAKS/W.C.: low level wc, wash hand basin, and double-glazed window to rear.

LOUNGE: (front): 13'85 x 14'34, (4.22m x 4.37m), double glazed window to front, double radiator, and dual fuel log burner.

KITCHEN: (rear): 20'99 x 14'23, (6.39m x 4.33m), double glazed window to rear, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, dual fuel log burner, oven with gas and extractor fan to ceiling, and space for fridge freezer.

UTILILTY ROOM: 4'80 x 11'46, (1.46m x 3.49m), double glazed window to rear and plumbed area for washing machine.

FAMILY BATHROOM: 4-piece suite comprising corner bath, shower cubicles, low level wc, double glazed window to rear, double radiator and part tiling to walls.

BEDROOM ONE: (rear): 14'29 x 11'44, (4.35m x 3.48m), double glazed window and single radiator.

EN-SUITE SHOWER ROOM: double glazed window to rear and side, low level wc, pedestal wash hand basin, single radiator, shower cubicle, decorative bath in en-suite which can be plumbed in future and tiling to walls.

BEDROOM TWO: (front): 13'34 x 14'34, (4.06m x 4.37m), double glazed window to front, coving to ceiling as well as spotlights.

BEDROOM THREE: (front): 9'63 x 7'40, (2.63m x 2.25m), double glazed window to front and double radiator.

EXTERNALLY: to the rear is a summer house.

T: 01670 352 900

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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

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

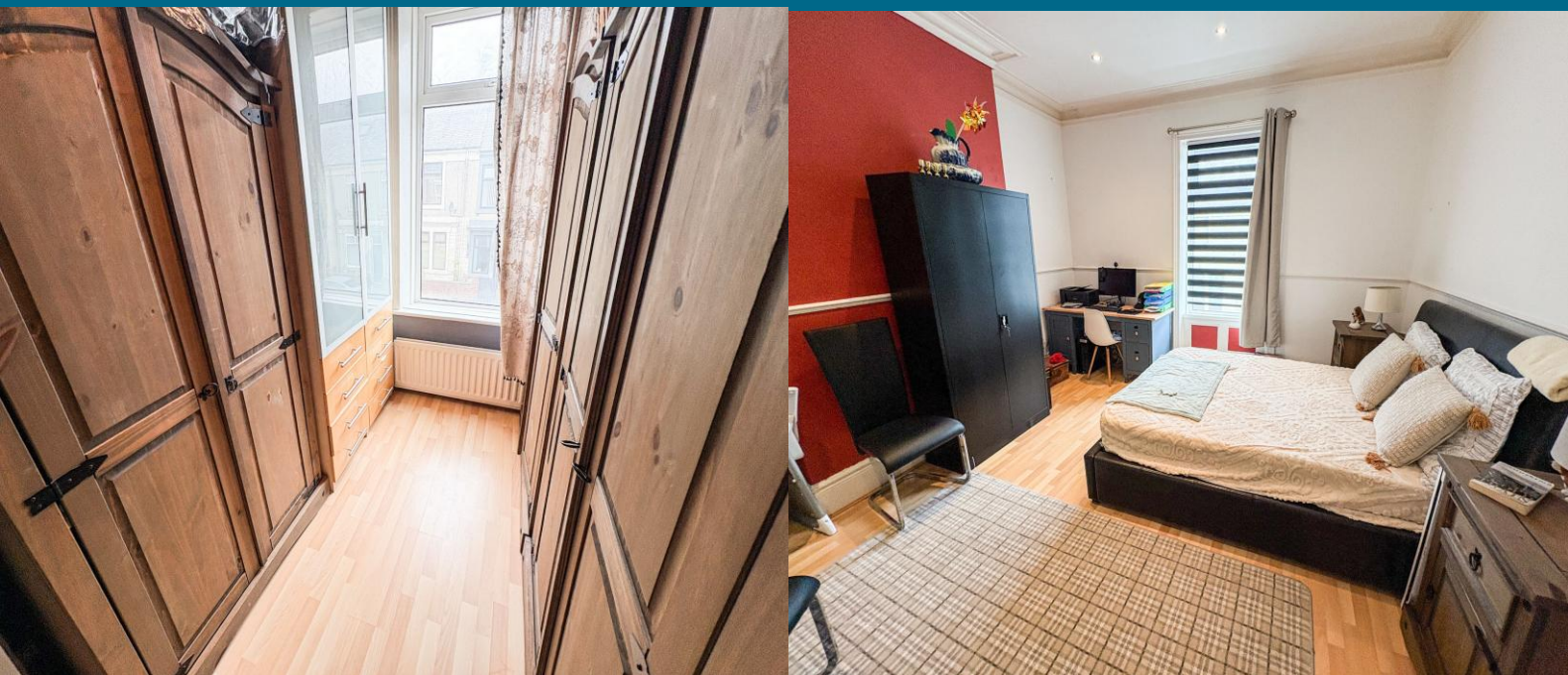
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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.

