



Woodbine Terrace | Blyth | NE24 3DW

£115,000

Just a short walk from the sea and the greenery of Ridley Park, this is a Blyth home with a location that's hard to beat. Step inside and you'll immediately get a lovely feel for the property. The welcoming lounge provides a comfortable space to relax, with useful built-in storage adding to its practicality. To the rear, the kitchen diner offers a sociable heart to the home, complemented by a handy utility area and downstairs bathroom. Outside, the rear yard provides a private space to enjoy a morning coffee, unwind after a day at the beach or simply add your own touch. Upstairs, there are two genuinely spacious bedrooms, along with a shower room, giving the property a surprisingly generous feel throughout. With its sought-after location, appealing layout and easy access to both Ridley Park and the coast, this is a home that deserves to be viewed to be fully appreciated.

RMS | Rook
Matthews
Sayer



2



1



2

Outstanding Two-Bedroom House

Downstairs Bathroom and Upstairs Shower Room

Close To Ridley Park and The Beach

Freehold, Council Tax Band A, Epc Rating C

Mains Water, Electricity and Sewage

Gas Heating, Fibre to Premises Broadband

Rear Yard

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance Door

ENTRANCE HALLWAY: stairs to first floor landing, tiled flooring

LOUNGE: (front): 11'28 x 16'10, (3.43m x 4.90m), double glazed window, built in storage cupboard, and coving to ceiling.

KITCHEN: (rear): 16'18 x 8'65, (4.93m x 2.63m), 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 with gas hob and extractor fan above, plumbed area for washing machine and tiling to floor.

UTILITY AREA: plumbed area for washing machine.

FIRST FLOOR LANDING AREA

LOFT: pull down ladders, lighting and power.

FAMILY BATHROOM (downstairs): 3-piece suite comprising paneled bath, shower over, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, tiling to walls, and tiled flooring.

UPSTAIRS SHOWER ROOM: low level wc, double glazed window to rear, shower cubicle, sink unit with vanity, and tiled floor

BEDROOM ONE: (front): 11'64 x 15'97, (3.54m x 4.86m), double glazed window to front, double radiator, and coving to ceiling.

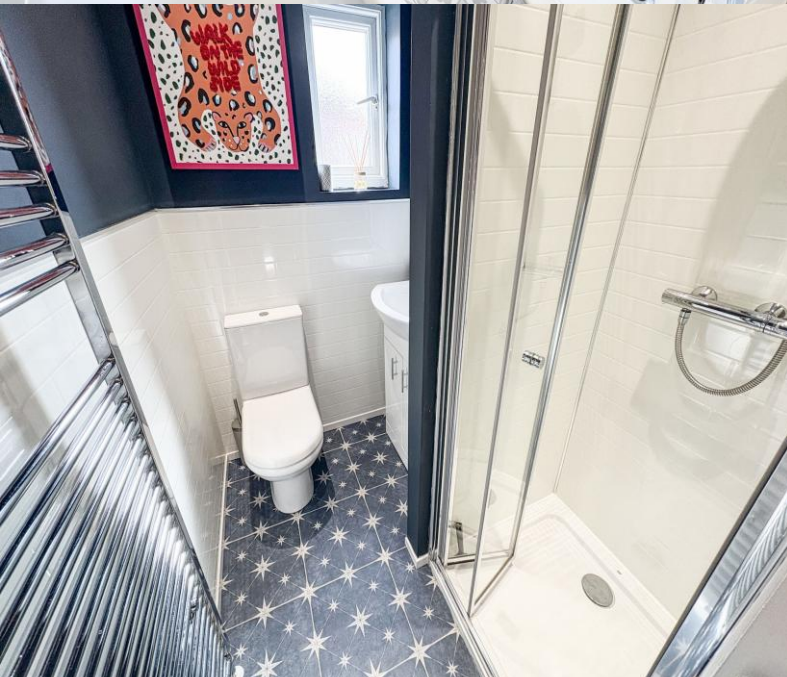
BEDROOM TWO: (rear): 8'83 x 9'28, (2.69m x 2.82m), double glazed window to rear and double radiator.

EXTERNALLY: to the rear is a yard.

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: on street

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

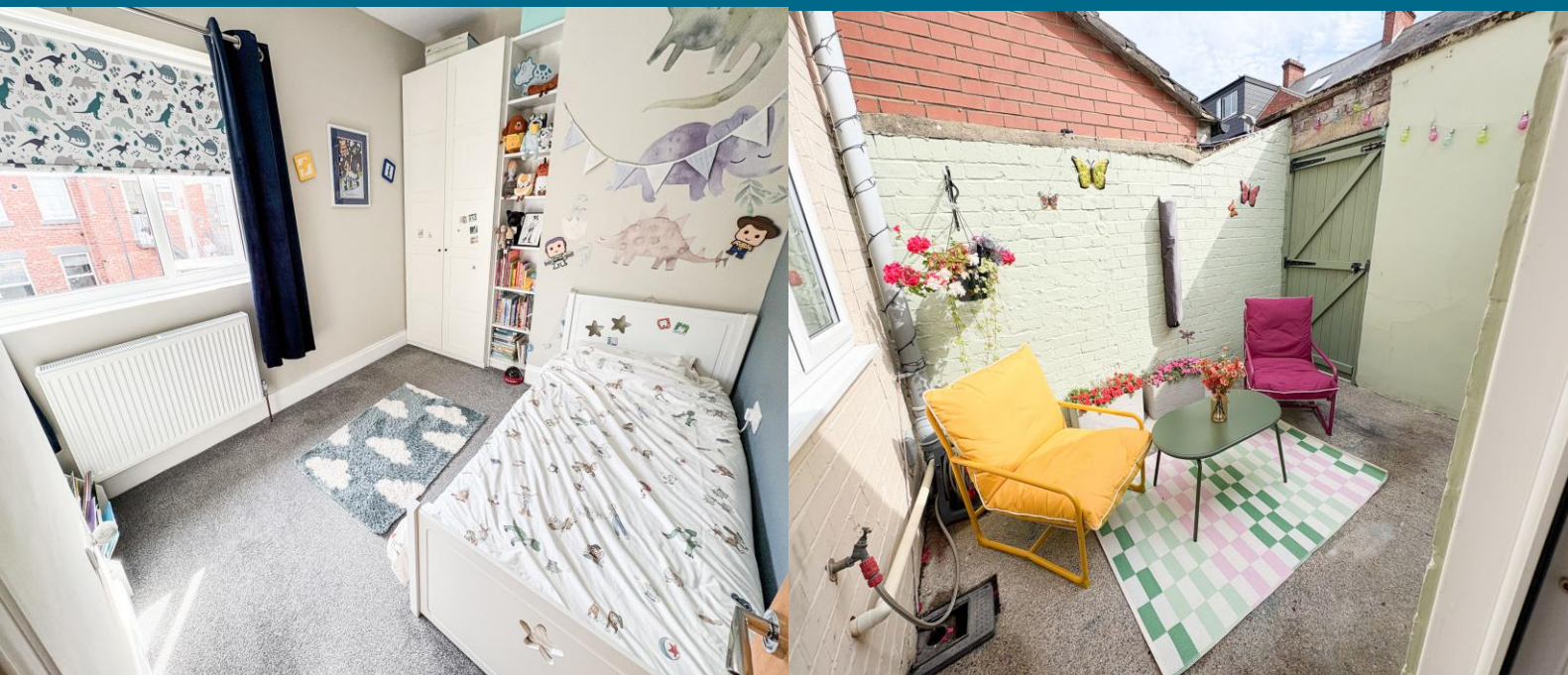
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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

BL00012257.AJ.BH.AJ.13.08.2026.V.1



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.