



Delaval Terrace | Blyth | NE24 1DL

£60,000

Offering far more space than first meets the eye, this impressive two-bedroom home combines generous accommodation with modern comforts, all within easy reach of local amenities and excellent transport links. Offered to the market with no upper chain, this property is sure to appeal to a wide range of buyers. The accommodation briefly comprises a spacious lounge, creating a welcoming space to relax and entertain, together with a modern fitted kitchen designed for practical everyday living. The property also benefits from two well-proportioned bedrooms and a stylish ground floor bathroom. Externally, there is a private rear yard with roller shutter door, providing secure off-street parking and additional convenience. Combining spacious accommodation, modern fixtures and a highly convenient location, this superb home represents an excellent opportunity for first-time buyers, investors and those looking to downsize alike.

Early viewing is highly recommended.

RMS | Rook
Matthews
Sayer



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**Spacious Two-Bedroom
House**

Gas Heating

**Modern Kitchen and
Bathroom**

Rear Yard with Roller Door

No Upper Chain

**Mains Water, Electricity and
Sewage**

For any more information regarding the property please contact us today



PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance porch

LOUNGE: (front): 16'10 x 12'86, (4.90m x 3.91m), double glazed window to front, double radiator, fire surround with gas fire, and coving to ceiling,

KITCHEN: (front): 10'83 x 8'77, (3.30m x 2.67m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge worksurfaces, coordinating sink unit with drainer and mixer tap, electric fan assisted oven, electric hob, and space for fridge freezer, as well as storage cupboard and doors to rear garden.

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

BEDROOM ONE: (front): 12'85 x 14'89, (3.91m x 4.53m), double glazed window to front, double radiator and built in cupboard, as well as coving to ceiling.

BEDROOM TWO: (rear): 8'96 x 16'08, (2.73m x 4.90m), double glazed window to rear, single radiator and loft access.

EXTERNALLY: rear yard with roller doors.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On Street

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.

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

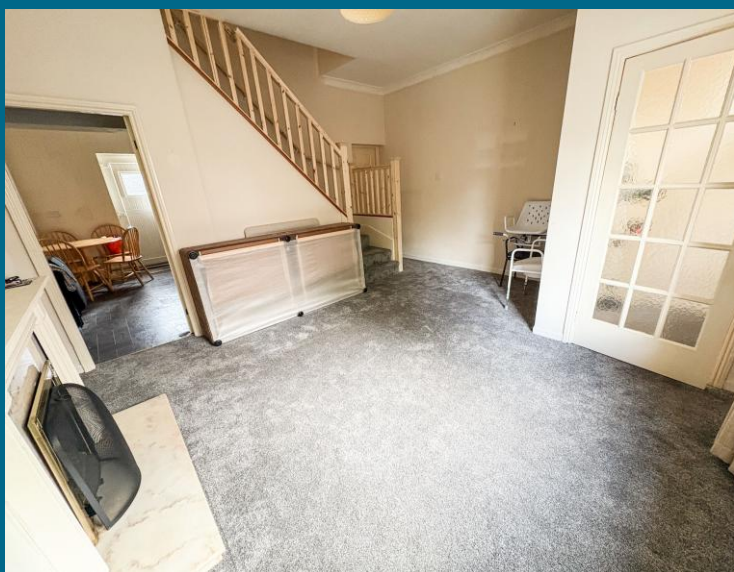
TENURE

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: TBC

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"DoubleClick Insert Picture"
FLOORPLAN TBC

"DoubleClick Insert Picture"
EPC RATING TBC

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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.

