



Helm Close Blyth

This stunning three-bedroom detached family home is located in the prestigious South Shore Estate, a highly sought-after area close to the beach and within the catchment zone for popular local schools. Tucked away on a quiet cul-de-sac, the property offers a perfect blend of style and functionality. Upon entering, you are greeted by a spacious and welcoming hallway leading to a downstairs cloakroom and W.C. The light and airy lounge creates a relaxing retreat, while the impressive dining kitchen features integrated appliances and opens onto the rear garden, ideal for entertaining. A separate utility room with garden access adds convenience. Upstairs, the first floor boasts three double bedrooms, including a master with an En-suite shower room, along with a contemporary family bathroom. The fantastic enclosed rear garden, complete with a patio and lawned area, provides an inviting space for outdoor living. Additional benefits include a garage and off-street parking, making this property an exceptional choice for family living. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£230,000

ROOK
MATTHEWS
SAYER

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



Helm Close Blyth

ENTRANCE

UPVC entrance door, double glazed window to side

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator, storage cupboard

CLOAKS/WC

Low level WC, hand basin, single radiator

LOUNGE: 12'94 (3.89) X 12'19 (3.68)

Double glazed window to front, double radiator



KITCHEN/DINING ROOM 17'97 (2.29) X 9'30 (2.82)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob, integrated fridge/freezer and dish washer, patio doors to rear garden

UTILITY ROOM 7'63 (2.29) X 5'33 (1.60)

Fitted wall and base units/work surfaces, stainless steel sink unit, plumbed for washing machine

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, loft access: partially boarded, pull down ladders, lighting



BEDROOM ONE 13'03 (3.96) X 9'46 (2.84) maximum measurements into recess

Double glazed window to front, single radiator

EN-SUITE

Double glazed window to front, low level WC, wash hand basin set in vanity unit

BEDROOM TWO 9'58 (2.87) X 9'46 (2.84)

Double glazed window to rear, single radiator

BEDROOM THREE 9'62 (2.90) X 8'32 (2.52)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls

FRONT GARDEN

Laid mainly to lawn, driveway and allocated parking

REAR GARDEN

Laid mainly to lawn, patio area, access to garage

GARAGE

Single



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: garage, driveway and allocated parking
Management/Service charge: £66.00 per annum

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.

ACCESSIBILITY

This property has accessibility:
Suitable for wheelchairs
Level access to front door

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: C

EPC RATING: C

BL00011390.AJ.DS.13/01/2025.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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 relation to this property.

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.

16 Branches across the North-East

