



## Bamburgh Close Blyth

Nestled in the sought-after Cowpen Farm Estate in Blyth, this gorgeous refurbished and extended three-bedroom home on Bamburgh Close offers an exceptional living space. The property welcomes you with an inviting entrance hall leading into a spacious lounge/dining room, perfect for entertaining. The highlight of the home is the stunning, recently refitted extended kitchen, featuring double doors that open onto the rear garden, creating a seamless indoor-outdoor flow, the extension also accommodates a down stairs WC. Upstairs, there are three well-proportioned bedrooms and a beautiful bathroom. The front of the property boasts a neatly maintained lawned area, while the rear offers a private yard with gates. Ideally located close to local schools, amenities, and excellent road transport links, this home is perfectly positioned for families and commuters alike. Early inspection is highly recommended to secure this fantastic opportunity.

Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £140,000

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# Bamburgh Close

## Blyth

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Stairs to first floor, storage cupboard, single radiator

### CLOAKS/ WC

Low level WC, wash hand basin set in vanity unit, tiling to walls and floor, heated towel rail

### LOUNGE 13'49 (4.11m) x 18'00 (5.48m) maximum measurements into recess and window

Double glazed window to front, single radiator

### DINING ROOM 10'17 (3.09m) x 9'56 (2.91m)

Double glazed window to rear, single radiator

### KITCHEN 19'46 (5.93m) x 9'95 (3.03m)

Double glazed doors to rear, range of wall, floor and drawer units with roll top work surfaces, built in fan assisted oven with induction hob, integrated fridge/ freezer, washing and dishwasher, spot lights to ceiling

### FIRST FLOOR LANDING

Built in storage cupboard

### LOFT

Partially boarded

### BEDROOM ONE 14'03 (4.27m) x 9'95 (3.03m) minimum measurements to wardrobes but excluding recess

Double glazed window to front, single radiator

### BEDROOM TWO 14'44 (4.40m) x 9'09 (2.77) minimum measurements excluding recess

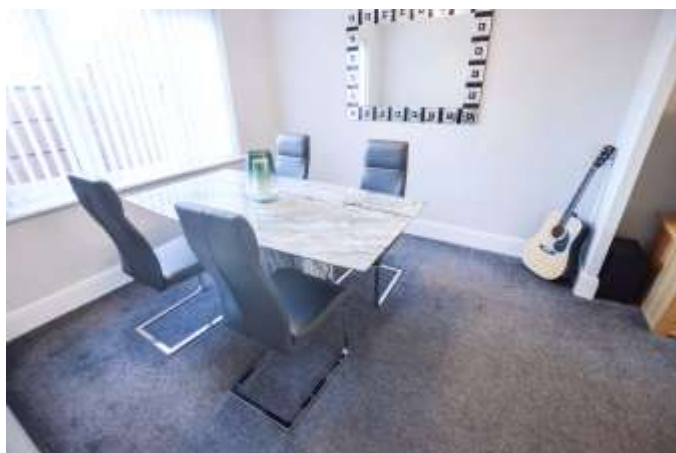
Double glazed window to rear, single radiator

### BEDROOM THREE 9'33 (2.84m) x 8'40 (2.56m) maximum measurements into recess and wardrobes

Double glazed window to front, single radiator

### BATHROOM

White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiling to walls and floor, double glazed frosted window to rear



## FRONT GARDEN

Laid mainly to lawn

## REAR YARD

Double gates opening inwards, large outhouse

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

## 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

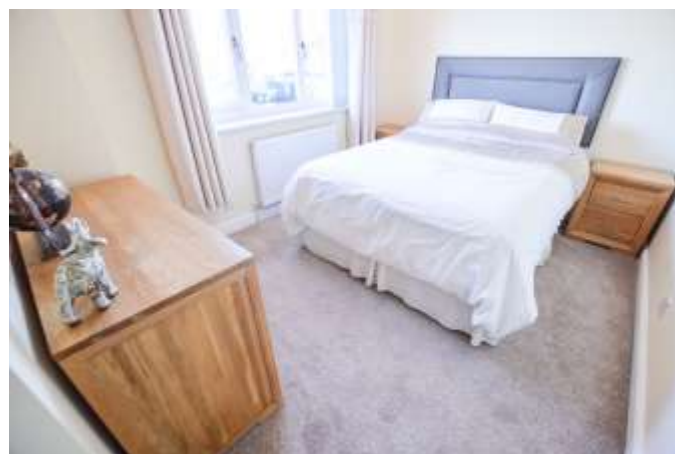
## TENURE

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: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.

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