



Cornwall Way

Blyth

Nestled in a quiet cul-de-sac on the desirable South Shore, this stunning three-bedroom semi-detached home offers show-home standards throughout, perfectly combining style and functionality. Ideally located just a short stroll from the beach, this property promises both tranquillity and convenience. Upon entering, you're welcomed by a spacious lounge, perfect for relaxing or entertaining, and a convenient downstairs W.C. The heart of the home is the modern kitchen-diner, beautifully appointed and featuring French doors that open onto the expansive, larger-than-average rear garden—ideal for outdoor dining and family activities. Upstairs, you'll find three generously sized bedrooms. The main bedroom benefits from a sleek En-suite, while the other two bedrooms share a well-appointed family bathroom. Outside, the property boasts a charming front garden, off-street parking, and a garage, offering ample storage and convenience. With its prime location, impeccable design, and spacious layout, this home is a rare gem on the market, ready for you to make it your own. Interest in this property will be high call 01670 352900 or email

£199,950

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ENTRANCE HALLWAY

Tiled flooring

CLOAKS/WC

Low level WC, hand basin, tiled flooring

LOUNGE 16'12 (4.90) X 10'33 (3.12) maximum measurements into recess

Double glazed window to front, single radiator

INNER HALLWAY

Leading to kitchen, stairs to first floor landing, door leading to garage

KITCHEN/DINER

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, electric oven, gas hob, space for fridge/freezer, plumbed for washing machine, tiled flooring, double glazed door to rear garden

FIRST FLOOR LANDING

Built in storage cupboard, loft access

BEDROOM ONE 13'87 (4.17) X 9'71 (2.92) maximum measurements into recess

Double glazed window to front, single radiator

EN-SUITE

Double glazed window to front, low level WC, hand basin, single radiator, shower cubicle, part tiling to walls

BEDROOM TWO 11'27 (3.40) X 8'72 (2.62)

Double glazed window to rear, single radiator

BEDROOM THREE 9'83 (2.95) X 7'90 (2.36)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to side, single radiator

FRONT GARDEN

Block paved driveway leading to garage, small lawn area

REAR GARDEN

Laid mainly to lawn, decking area, patio area, garden shed

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 EV charging point



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: B

EPC RATING: C

BL00011300.AJ.DS.13/01/2025.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 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

