

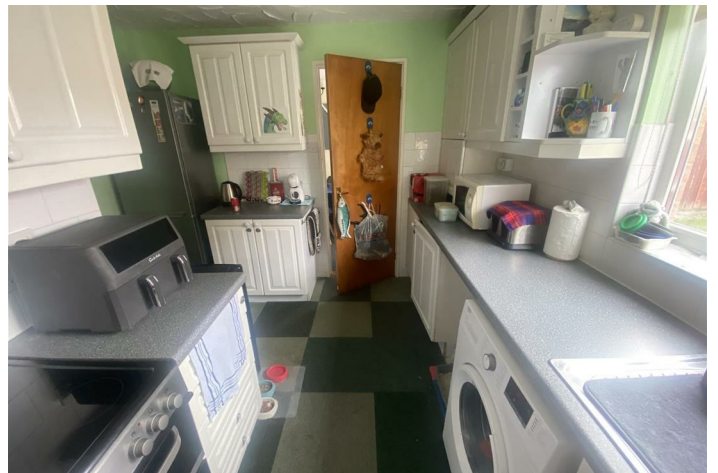


## 30 Dunkeld Close

South Beach Estate, Blyth NE24 3SP

- Semi Detached House
  - Fitted Kitchen
  - Family Bathroom
  - Driveway & Garage
- Viewing recommended
- Lounge/Diner
- 3 Double Bedrooms
- Front & Rear Gardens
- Excellent Location
- Freehold

**£179,950**







Situated on the ever so popular South Beach Estate close to local amenities and catchment for Bede Academy. Offering ideal accommodation for first time buyers.

Briefly comprising Entrance Lobby, Lounge/Diner with window to the front and French Doors opening to the rear garden, feature fireplace, ample space for dining table and chairs, Fitted Kitchen with a range of wall & floor units with contrasting work surfaces incorporating stainless steel sink unit, cupboard housing central heating boiler, plumbing for automatic washing machine, storage cupboard, door to rear. To the first floor there are three Double Bedrooms and Bathroom/w.c. comprising panelled bath with electric shower over, wash handbasin and low level w.c. Externally there are gardens to front and rear, driveway leading to garage with up & over door.

There is gas central heating and UPVC double glazing.

### Entrance Lobby

### Lounge/Diner

11'8 narrowing 8'6 x 14'2

### Kitchen

11'2 x 9'10 narrowing to 7'3

### First Floor Landing

### Bedroom One

12'5 x 10'4

### Bedroom Two

10'4 x 9'9

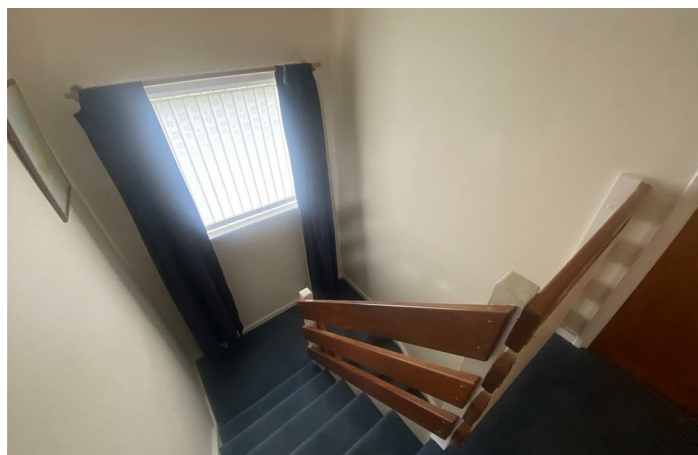
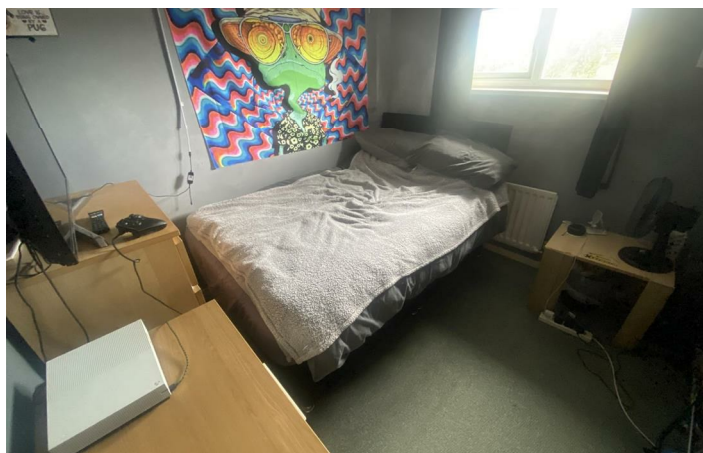
### Bedroom Three

8'10 x 9'5

### Bathroom

7'5 x 9'8

### Externally









Local Authority Northumberland County Council  
Council Tax Band B  
EPC Rating C  
Tenure Freehold

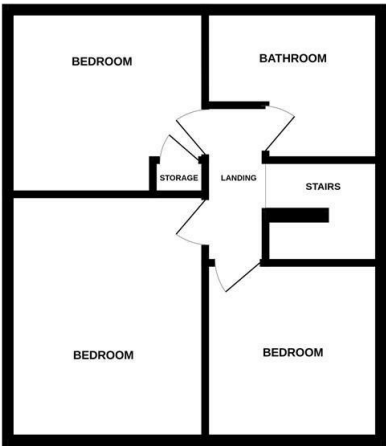
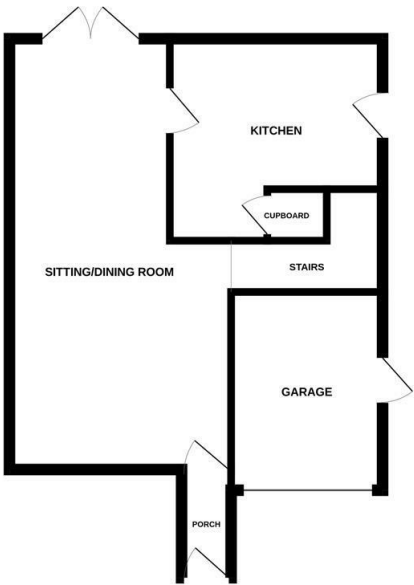
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.