



Halton Grove

Blyth

Rarely does a home of this calibre become available! This exceptional four-bedroom detached family residence is situated on a highly sought-after estate, offering an unparalleled standard of living. Impeccably presented throughout, the property welcomes you with an impressive entrance hallway leading to a front sitting room, a stylish dining room, a convenient downstairs WC, a utility room, and a contemporary fitted kitchen/diner featuring integrated appliances and patio doors that open onto the beautiful rear garden. Upstairs, the spacious landing leads to four generously sized bedrooms, including a master with an En-suite shower room, along with a stunning refitted family shower room. The property enjoys a charming outlook to the front, while the rear garden provides a picturesque and private space, perfect for alfresco dining and outdoor entertaining. Further benefits include a garage with off-street parking to the rear, as well as ample additional parking surrounding the home. Ideally positioned for local schools, Asda, and excellent transport links, this exquisite home is sure to capture your heart from the moment you arrive. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£240,000

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SAYER

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator

CLOAKS/WC

Low level WC, wash hand basin, double glazed window to side

LOUNGE 13'26 (4.01) X 10'76 (3.22)

Double glazed window to front, single radiator

DINING ROOM 10'76 (3.22) X 9'94 (2.97)

Double glazed window to front, single radiator

KITCHEN 20'29 (6.12) X 9'41 (2.84)

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, electric oven, gas hob, integrated fridge/freezer, spot lights, double glazed doors to rear garden

UTILITY ROOM 6'12 (1.85) X 5'18 (1.55)

Plumbed for washing machine, door to rear garden

FIRST FLOOR LANDING

Loft access, built in storage cupboard

BEDROOM ONE 11'56 (3.48) X 11'47 (3.45) minimum measurements excluding recess

Double glazed window to rear, single radiator

EN-SUITE

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

BEDROOM TWO 11'50 (3.48) X 8'51 (2.57)

Double glazed window to front, single radiator

BEDROOM THREE 9'97 (2.97) X 9'07 (2.74)

Double glazed window to rear, single radiator

BEDROOM FOUR 9'72 (2.92) X 8'22 (2.48)

Double glazed window to front, single radiator

SHOWER ROOM

3 piece suite comprising: Walk in shower, wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls

REAR GARDEN

Low maintenance garden, decking area

GARAGE

Single, off street parking



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway
Management fee: £75 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

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	87 B
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.

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