

# Devonworth Place Blyth

Tucked away on the ever-popular Devonworth Place in Blyth, this beautifully renovated three-bedroom semi-detached home offers stylish, modern living in one of the area's most sought-after locations. The current owners have transformed the property to an exceptionally high standard throughout, creating a home that's both elegant and practical. From the moment you step into the welcoming entrance hall, the sense of space and quality is immediately apparent. The generously proportioned lounge and dining area is perfect for relaxing or entertaining, with a warm and inviting atmosphere that flows seamlessly into the newly fitted kitchen, which boasts integrated appliances, Designed with both form and function in mind, the kitchen is complemented by a handy utility area and a convenient downstairs WC. Upstairs, the property continues to impress with three well-appointed bedrooms and a stylish family bathroom, all finished to the same impeccable standard. Outside, the home is framed by front and rear gardens, ideal for family time, gardening or simply enjoying the outdoors. This is a wonderful opportunity to acquire a turnkey family home in a desirable location, offering comfort, style and space in equal measure. Early viewing is highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£135,000







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#### **ENTRANCE**

UPVC partially glazed door

#### **HALLWAY**

Stairs to first floor landing and storage cupboard

### **CLOAKS/WC**

Low level WC

## LOUNGE/DINER 25'74 (7.80) x 12'71 (3.84) Maximum measurements include recess

Lounge through dining room, double radiator, electric fire and patio doors in the dining area leading to rear garden

#### **KITCHEN**

Double glazed window to the rear. Fitted with a range of wall, floor and drawer units with coordinating work surfaces, co-ordinating sink unit with drainer and mixer tap, built in electric double oven and electric induction hob, integrated dish washer, washing machine and freezer, extractor fan

**UTILITY ROOM Minimum measurements exclude recess**UPVC door to the front of the property and separate WC

#### **BATHROOM**

Three piece suite comprising: panelled bath with over bath shower, glass screen and shower wall. Hand basin, low level WC, single radiator and double glazed window to the side

#### BEDROOM ONE 13'31 (4.04) x 10'95 (3.28)

Double glazed window to the front and single radiator

### BEDROOM TWO 11'11 (3.63) x 9'04 (2.74)

Double glazed window to the rear, single radiator and built in cupboard

## BEDROOM THREE 8'18 (2.46) x 5'68 (1.68) Minimum measurements exclude recess

Double glazed window, single radiator and built in cupboard

#### **FRONT GARDEN**

Laid mainly to lawn with some bushes and shrubs

#### **REAR GARDEN**

South West facing, low maintenance, laid mainly to artificial lawn and patio area

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

#### **MINING**

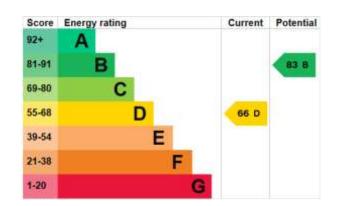
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **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

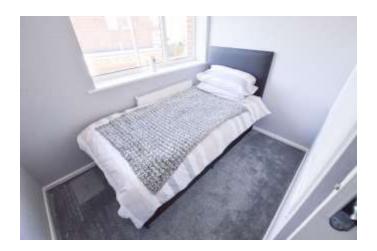
COUNCIL TAX BAND: A EPC RATING: A

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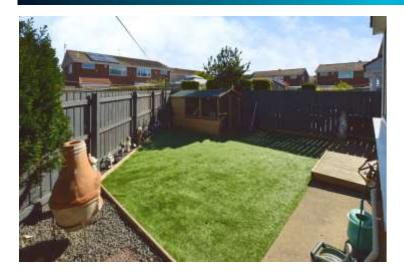














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Money laundaring Regulations a intending purchasers will be asked to produce original identification documentation at a later stage and we would

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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