



Rollyway Gardens Blyth

Nestled within a peaceful cul-de-sac on a sought-after, recently built development just off the beginning of Cowpen Road, this beautifully presented semi-detached residence exudes charm and contemporary elegance. Perfectly positioned for easy access to local amenities, reputable schools, and excellent transport links, this home offers generous proportions throughout, making it an ideal choice for modern family living. Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The stunning open-plan dining kitchen is the heart of the property, boasting stylish fittings, The light and airy lounge boasts French doors that open seamlessly onto the private rear garden – an ideal setting for alfresco dining and relaxed summer evenings. While a convenient downstairs cloakroom/WC adds to the thoughtful layout. Upstairs, the first floor plays host to three well-proportioned bedrooms, all beautifully presented, along with a sleek, contemporary bathroom suite designed with both luxury and comfort in mind. Externally, the property continues to impress with a private and enclosed rear garden, ideal for children, pets, or simply enjoying the outdoors. To the front, a generous driveway provides ample off-street parking. Homes of this calibre rarely stay on the market for long. To arrange your private viewing, call 01670 352900 or email Blyth@rmsestateagents.co.uk today.

£137,500

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ENTRANCE

Upvc double glazed door.

ENTRANCE HALLWAY

Stairs to first floor, single radiator.

C LOAKS/ W.C

Low level w.c, hand basin, single radiator.



LOUNGE 13'52 (4.12m) x 10'86 (3.31m)

Double glazed window to rear, double glazed doors to rear garden.

KITCHEN 16'11 (4.91m) x 10'11 (3.08m)

Double glazed window to side, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit, tiled splashbacks, built in oven with gas hob, space for fridge/ freezer, plumber for washing machine.



FIRST FLOOR LANDING

Loft access

BEDROOM ONE 13'55 (4.13m) x 8'22 (2.50m)

Double glazed window to front, single radiator.

BEDROOM TWO 12'46 (3.79m) x 7'00 (2.13m)

Double glazed window rear, single radiator

BEDROOM THREE 9'07 (2.76m) x 6'18 (1.88m)

Double glazed window to rear, single radiator.



BATHROOM

White suite comprising panelled bath, wash hand basin, shower cubicle, heated towel rail, part tiling to walls, double glazed window to side, single radiator.

FRONT GARDEN

Mainly laid to lawn with off street parking for upto 3 cars

REAR GARDEN

Fenced boundaries, laid to lawn, gravelled area, gated access to side.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Cable

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: B

EPC RATING: B

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