

# 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.



ROOK MATTHEWS

SAYER

www.rookmatthewssayer.co.uk blyth@rmsestateagents.co.uk



## Rollyway Gardens Blyth

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

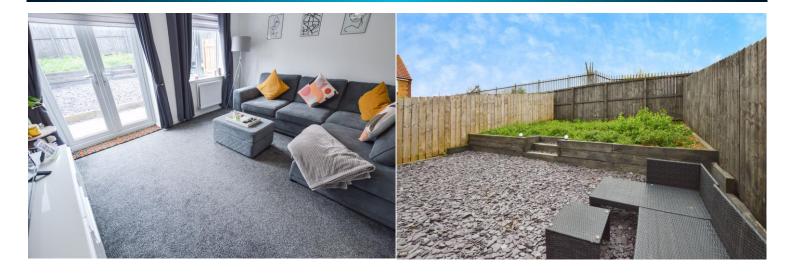
BL00011416.AJ.MW.140425.V.1











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 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.

#### **16 Branches across the North-East**

The Property Ombudsman

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.