



Hexham Gardens

Blyth

Nestled within a highly sought-after estate, this exquisite three-storey mid-terrace townhouse offers the perfect blend of modern elegance and spacious living. Ideally situated close to reputable schools, Asda, and excellent transport links via the A189 and A1, this stunning property presents a superb opportunity for families and professionals alike. Upon entering, the welcoming hallway leads to a convenient downstairs WC and a spectacular open-plan kitchen and dining area, where bi-fold doors seamlessly extend the living space into the beautifully enclosed rear garden—perfect for entertaining and outdoor relaxation. Ascending to the first floor, a bright and airy landing introduces the sophisticated main lounge, offering a stylish retreat for relaxation. The principal bedroom, complete with a luxurious En-suite, enhances this level with a sense of indulgence and comfort. The second floor continues to impress, boasting a spacious second bedroom with its own En-suite, a third bedroom with private access to the main bathroom, and a versatile fourth bedroom, ideal for a guest room, home office, or nursery. Designed for both style and functionality, this impressive home features gas central heating, double glazing, and ample storage throughout. A convenient integral garage and off-street parking for two cars further enhance its practicality. Offering a remarkable combination of space, style, and a prime location, this exceptional family home is expected to generate significant interest. Don't miss your chance to view this wonderful property. Call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing today.

£220,000

ROOK
MATTHEWS
SAYER

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

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



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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Access to garage

CLOAKS/WC

Low level WC, wash hand basin, double glazed window, single radiator



LOUNGE 15'5 (4.70) X 11'7 (3.53) maximum measurements into recess

Double glazed window to rear

KITCHEN/DINING ROOM 13'5 (4.09) X 9'6 (2.90)

Bi fold doors to rear garden, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob, space for fridge/freezer, integrated dish washer and microwave, plumbed for washing machine, electric under floor heating

FIRST FLOOR LANDING

Built in storage cupboard



BEDROOM ONE 13'7 (4.15) X 10'1 (3.07) maximum measurements into recess

Double glazed window to front, single radiator

EN-SUITE

Low level WC, hand basin, shower cubicle, part tiling to walls, heated towel rail

SECOND FLOOR LANDING

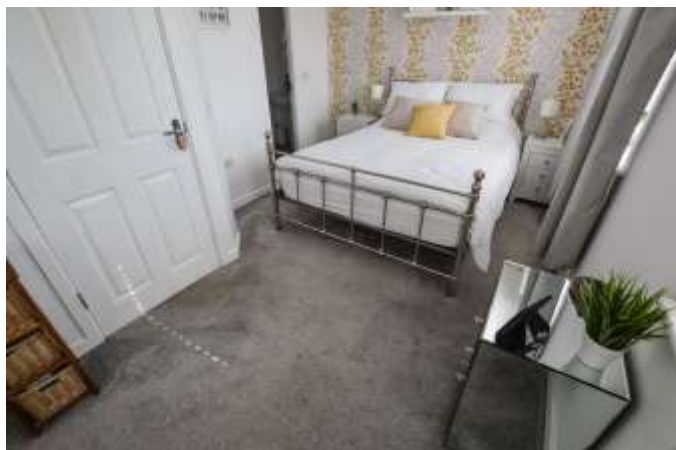
Loft access

BEDROOM TWO 11'0 (3.35) X 8'5 (2.57) minimum measurements excluding recess

Double glazed window to rear, single radiator

EN-SUITE

Shower cubicle, low level WC, hand basin, heated towel rail



BEDROOM THREE 10'6 (3.20) X 8'5 (2.57)

Double glazed window to front, single radiator, door to main bathroom

BEDROOM FOUR 10'1 (3.07) X 6'6 (1.98)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin. Low level WC, double glazed window to front, single radiator, part tiling to walls

FRONT GARDEN

Off street parking for two vehicles

REAR GARDEN

Laid mainly to lawn, decking, side gate to path

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage, allocated parking bay & driveway with shared access

Management fees: £75 per annum

EV Charging Point

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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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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