



Kings Gardens | Blyth | NE24 5HF

£130,000

Welcome to this charming and immaculately presented, show home standard three-bedroom semi-detached home, offering a wonderful blend of comfort, style, and functionality in a sought-after residential location. From the moment you arrive, the attractive frontage sets the tone, complete with a neatly maintained shared driveway and Garage. Stepping inside, you are greeted by a welcoming porch that opens into a spacious lounge, thoughtfully designed with fitted units that offer both elegance and practicality. This bright and inviting space is perfect for relaxing evenings or entertaining guests, with its tasteful décor creating a warm and homely atmosphere. The heart of the home lies in the modern kitchen, beautifully appointed with contemporary fittings and ample worktop space, ideal for family living or those who love to cook. Adjacent to the kitchen is a delightful conservatory, bathed in natural light and enjoying views over the rear garden. This sunny retreat serves as a peaceful space for morning coffee or a tranquil spot to unwind while enjoying the garden throughout the changing seasons. Upstairs, the first floor boasts three beautifully presented bedrooms, each offering its own unique charm and plenty of natural light. The master bedroom exudes a calm and relaxing feel, while the additional bedrooms provide flexible accommodation perfect for family, guests, or even a home office. A stunning family bathroom completes the upper level, featuring stylish fixtures and a sophisticated design that adds a touch of luxury to everyday living. To the rear, the property truly shines with a gorgeous, southerly-facing garden that captures the sun throughout the day. A perfect outdoor haven, it combines a lush lawn with an attractive decking area—ideal for al fresco dining, summer barbecues, or simply enjoying the peaceful surroundings. This delightful home offers everything you could wish for in a family residence, blending timeless appeal with modern touches, all set within a well-established neighborhood. Early viewing is highly recommended to fully appreciate the quality and comfort on offer.

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Semi Detached House

Three Bedrooms

Conservatory

Garage

Sought After Estate

South Facing Rear Garden

For any more information regarding the property please contact us today

ENTRANCE

UPVC entrance door, porch

LOUNGE 14'76 (4.450) X 11'78 (3.53)

Double glazed window to front, single radiator, built in storage cupboard, built in units

KITCHEN 16'68 (5.03) X 6'85 (2.03)

Double glazed window to rear, 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, electric fan assisted oven, electric hob, plumbed for washing machine, double glazed doors to conservatory

CONSERVATORY 12'07 (3.66) X 7'70 (2.31)

Dwarf walls, double glazed windows and French doors leading to rear garden

FIRST FLOOR LANDING

Loft access: partially boarded, pull down ladders, lighting and power

BEDROOM ONE 11'94 (3.58) X 9'80 (2.95)

Double glazed window to front, single radiator, coving to ceiling

BEDROOM TWO 9'87 (2.95) X 9' 32 (2.82)

Double glazed window to rear, single radiator

BEDROOM THREE 8'15 (2.46) X 6'53 (1.96) maximum measurements into recess

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to side, heated towel rail

FRONT GARDEN

Low maintenance garden, shared drive to side

REAR GARDEN

Laid mainly to lawn, decking, southerly facing

GARAGE

Single

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and on 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.

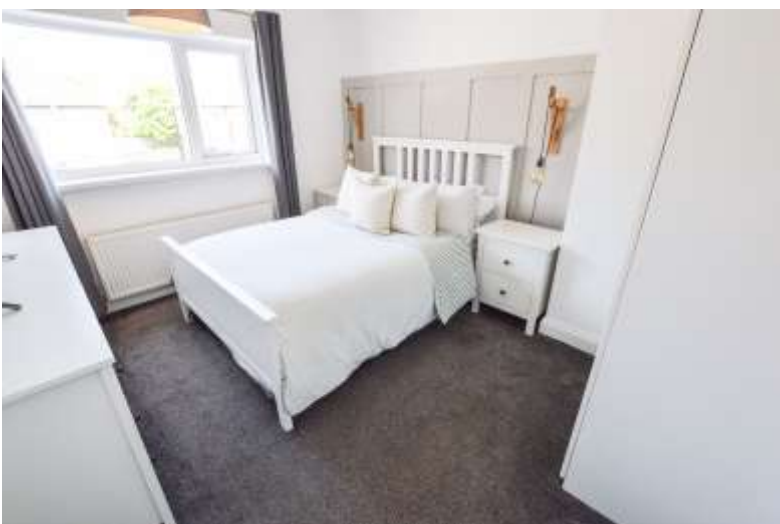
TENURE

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: A

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		80 B
69-80	C	72 C	
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.



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