



Shillhope Drive | Blyth | NE24 4SN

£195,000

ROOK
MATTHEWS
SAYER



3



1



2

Semi Detached

Three Bedrooms

Downstairs WC

En-Suite

Garage and Off Street Parking

Sought After Estate

For any more information regarding the property please contact us today

Welcome to Shillhope Drive, where contemporary living meets everyday convenience in one of Blyth's most popular neighbourhoods — Crofton Grange. This stylish and spacious three-storey townhouse is quietly positioned in a friendly cul-de-sac, offering a perfect retreat from the hustle and bustle while keeping amenities and transport links within easy reach. As you enter the home, you're greeted by a welcoming hallway that leads to a versatile front room — ideal as a home office, snug, or playroom — alongside a downstairs WC for added convenience. At the rear, the open-plan kitchen and dining area is the true hub of the home, featuring modern appliances, ample workspace, and French doors that lead out to a private garden — perfect for al fresco dining or unwinding after a busy day. The first floor features a luxurious principal bedroom with an En-suite shower room, as well as a spacious lounge that offers a calming space to relax or entertain. On the top floor, two further double bedrooms and a family bathroom provide flexible options for children, guests, or hobbies. Outside, the property benefits from a generous rear garden, a single garage, and a private driveway — providing both practicality and peace of mind. Whether you're upsizing, relocating, or looking for a low-maintenance modern home, this property delivers comfort, flexibility, and style in equal measure. To book your viewing, call 01670 352900 or email Blyth@rmsestateagents.co.uk — early interest is expected.

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin

DINING ROOM 9'85 (2.95) X 8'86 (2.64)

Double glazed window to front, single radiator

KITCHEN 13'04 (3.96) X 12'11 (3.68)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, built-in cupboard, double glazed door to rear garden

FIRST FLOOR LANDING

LOUNGE 13'12 (3.99) X 9'17 (2.77)

Double glazed window to front, single radiator

BEDROOM ONE 10'32 (3.12) X 9'45 (2.84) minimum measurements excluding recess

Double glazed window to rear, single radiator

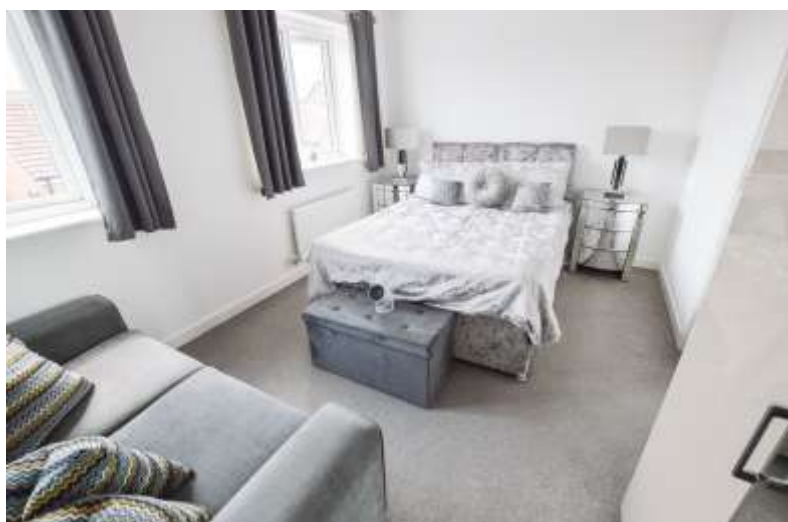
EN-SUITE

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

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SECOND FLOOR LANDING

BEDROOM TWO 13'12 (3.99) X 9'25 (2.79) minimum measurements excluding recess
Double glazed window to front, single radiator

BEDROOM THREE 13'02 (3.96) X 9'64 (2.90)
Double glazed window to rear, single radiator

SHOWER ROOM

Shower cubicle, low level WC, hand basin, single radiator, part tiling to walls

FRONT GARDEN

Gavelled

REAR GARDEN

Low maintenance garden, decking arear

GARAGE

Single, at rear of property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

Estate Fee- Approximately: £111 per annum

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.

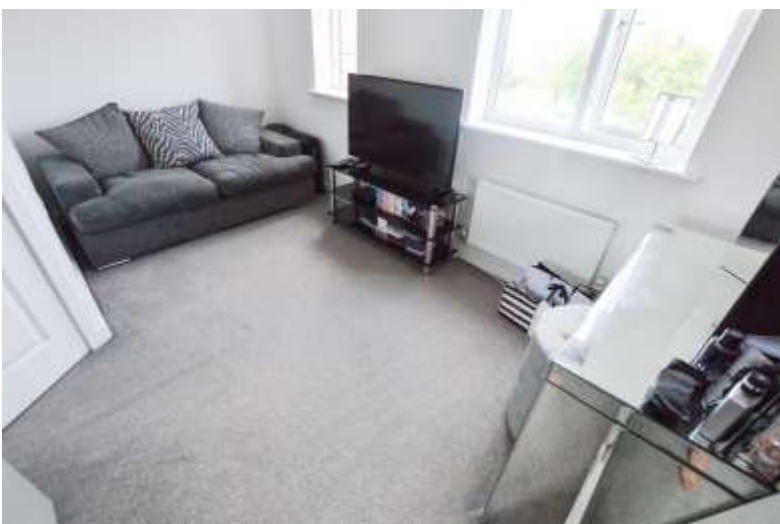
TENURE

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	77 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.



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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