



Kershope Lane | Blyth | NE24 4RZ

£180,000

ROOK
MATTHEWS
SAYER



3



1



2

Semi Detached House

Three Bedrooms

Downstairs WC

En-Suite

Sought After Estate

Rear Garden With Summer House And Bar

Off Street Parking

For any more information regarding the property please contact us today

Set in a tranquil cul-de-sac within one of the area's most sought-after residential developments, this beautifully appointed semi-detached home offers a perfect blend of contemporary comfort, thoughtful design, and family-friendly living. Step inside to a welcoming entrance lobby that leads into a stylish and spacious lounge, ideal for relaxing or entertaining. A convenient downstairs cloakroom/W.C. adds to the home's practicality. The rear of the property opens into a stunning dining kitchen, thoughtfully designed with modern cabinetry and ample space for family dining. French doors flood the room with natural light and open out to the garden, creating a seamless flow between indoor and outdoor spaces. Upstairs, you'll find three generously sized bedrooms, all immaculately presented. The master bedroom features a sleek, contemporary En-suite, while the remaining bedrooms are served by a beautifully finished family bathroom with modern fittings and a calming aesthetic. The attached garage has been expertly converted to provide a flexible space currently used as an office and utility area, with additional storage still available—ideal for those working from home or needing extra functional space. Outside, the generous rear garden is a true highlight. It offers a private and beautifully maintained space perfect for outdoor living, complete with a charming summer house that includes a bar and a cosy log burner—making it the perfect spot for entertaining, whatever the season. Stylish, versatile, and superbly located, this is a home that truly delivers on every level. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator

CLOAKS/WC

Low level WC, hand basin, single radiator

LOUNGE 16'10 (4.90) X 10'31 (3.12) maximum measurements into recess

Double glazed window to front, single radiator

KITCHEN/DINING ROOM 18'85 (5.69) X 7'63 (2.29)

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, tiled splash backs, electric oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, spot lights, double glazed door to rear garden

UTILITY ROOM/Office 8' (2.44) x 7'51 (2.26) Housed in garage
Plumbed for washing machine

FIRST FLOOR LANDING

Built-in cupboard, loft access

BEDROOM ONE 13'97 (4.19) X 9'68 (2.90) maximum measurements into recess

Double glazed window to front, single radiator

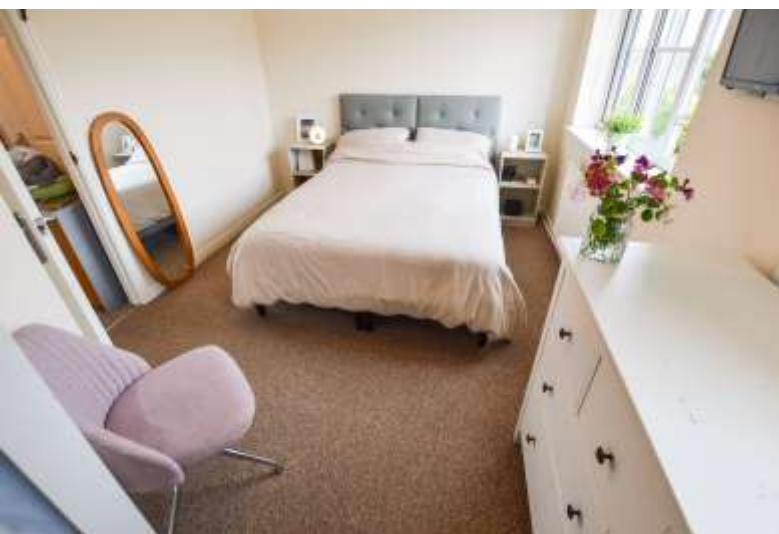
EN-SUITE

Double glazed window to front, low level WC, hand basin, single radiator, shower cubicle, part tiling to walls

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BEDROOM TWO 11'23 (3.40) X 8'74 (2.62)

Double glazed window to rear, single radiator

BEDROOM THREE 9'86 (2.95) X 7'91 (2.36)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, tiling to walls

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Astro turf, patio area

GARAGE

Single, changed to utility/office/storage, no building regulations

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Garage: Converted to utility room, no Building Regulations

Estate Fees: £80.00 yearly

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.

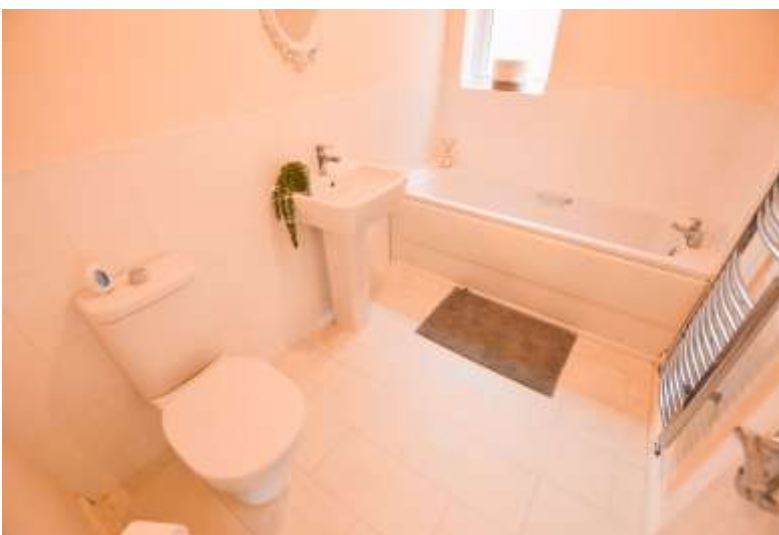
TENURE

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: C

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Score	Energy rating	Current	Potential
82+	A		
81-81	B		89 B
69-80	C	75 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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