



Broadway | Blyth | NE24 2PL

£200,000

ROOK
MATTHEWS
SAYER



3



1



1

3 Bedroom Semi Detached

Mains Electric, water, Sewerage

Sought After Location

Fully Refurbished

Downstairs WC and Utility

Gas Heating, Fibre to Premises

Garage and Off Street Parking

Freehold, EPC Rating D, Council

For any more information regarding the property please contact us today

Set on the prestigious and ever-popular Broadway in Blyth, this exquisite three-bedroom semi-detached residence has been fully refurbished to an exceptional standard, blending timeless character with contemporary elegance. Boasting a commanding presence and occupying a desirable plot, this property offers an ideal opportunity for families or discerning buyers seeking a home that is truly ready to move into.

Upon arrival, you are welcomed by a charming entrance hallway that immediately sets the tone for the quality and style found throughout. The spacious lounge is bathed in natural light, courtesy of a large bay window, and offers a warm and inviting space perfect for both relaxing and entertaining.

Sophistication continues into the heart of the home – a newly fitted kitchen diner designed with both functionality and aesthetics in mind. Featuring a range of sleek, integrated appliances and ample space for dining, this area flows effortlessly through French doors onto the rear garden, creating a seamless indoor-outdoor living experience.

Adjacent to the kitchen is a thoughtfully designed utility room which provides valuable additional storage and houses a convenient downstairs WC, ensuring practicality is never compromised. To the first floor, you will find three generously proportioned bedrooms, each thoughtfully finished to a high standard.

The principal bedroom is a true retreat, enhanced by a striking bay window that fills the room with light and offers a sense of space and tranquillity.

The stylish family bathroom is a standout feature, boasting elegant fittings and a sophisticated design that creates a spa-like atmosphere. Externally, the property continues to impress with beautifully maintained front and rear gardens that provide a lovely setting for outdoor enjoyment. A private garage and off-street parking are located to the rear side of the property, offering both convenience and security.

Combining charm with modern luxury, and situated in one of Blyth's most desirable locations, this home offers a rare and exceptional lifestyle opportunity. Early viewing is highly recommended to fully appreciate the quality, space, and elegance this property has to offer.

ENTRANCE: UPVC: Entrance door

ENTRANCE HALLWAY: stairs to first floor landing, single radiator, storage cupboard, door to:

LOUNGE: (front): 12.60 X 17.71, (3.84m x 5.41m), double glazed windows, single radiator.

KITCHEN/DINING ROOM: (rear): 26.65 x 9.00 (8.12m x 2.7m), double glazed windows to rear, there is a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob with extractor fan above, Integrated fridge freezer and microwave, spotlight on ceiling, door to:

UTILITY ROOM: 5.85 X 4.9, (1.78m x 1.49m), plumed for washing machine with single radiator, with sink and w.c.

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

FIRST FLOOR LANDING AREA: double glazed window, loft access with pull down ladders.

LOFT: the loft is boarded for storage with lighting and power and has 2 velux windows.

FAMILY BATHROOM: 4 piece suite comprising: paneled bath, shower, wash hand basin et in vanity unit, low level w.c and spotlights, double glazed window to rear, heated towel rail, part tiling to walls.

BEDROOM ONE: (front): 13.58 x 11.24, (4.23m x 3.42m), double glazed window, single radiator, door to:

BEDROOM TWO: (rear): 10.25 x 12.35, (3.12m x 3.76m), double glazed windows to rear, single radiator and built in cupboard.

BEDROOM THREE: (front): 7.90 x 7.92, (2.40m x 3.02m), double glazed window to front, single radiator, built in cupboards.

EXTERNALLY: laid mainly to lawn, low maintenance garden with patio area.

GARAGE: Single garage, off street parking to side.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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: D

BL00011698.AJ.BH.08/08/2025.V.1



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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.

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**