



Farm Drive | Blyth | NE24 3BU

£230,000



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ROOK
MATTHEWS
SAYER

**Show Home Standard Three
Bedroom Semi**

Near New Train Station

**Garage and Off Street Parking
For 3/4 Cars**

Mains Water, Electricity, Sewage

Downstairs W.C & En suite

**Gas Heating, Fibre to Premises
Broadband**

**Freehold, EPC Rating B, Council
Tax Band C**

No Upper Chain

For any more information regarding the property please contact us today

Exuding style and elegance, this exceptional three-bedroom semi-detached home delivers show home quality throughout and enjoys a prime position close to Blyth's new train station.

Offered with the benefit of no upper chain, from the moment you step inside, the sense of sophistication is unmistakable. A bright and welcoming entrance hallway leads to an effortlessly stylish lounge, beautifully presented and perfect for relaxing or entertaining. To the rear lies the showpiece of the home — a stunning kitchen diner designed with both beauty and functionality in mind. Featuring sleek integrated appliances, contemporary finishes and elegant double doors opening out onto the larger than average garden with spacious decking area, it creates a seamless connection between indoor comfort and outdoor tranquility. A chic downstairs W.C completes the ground floor with finesse.

Upstairs, the attention to detail continues with three immaculate bedrooms, each finished to the highest standard. The luxurious principal suite boasts a stylish en suite, while the remaining bedrooms are served by a beautifully appointed family bathroom. Outside, the property impresses further with a private garage, generous off-street parking for three to four vehicles, and a secluded rear garden — offering the perfect balance of elegance, practicality and modern family living.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door, double glazed window to side.

ENTRANCE HALLWAY: single radiator and storage cupboard

DOWNSTAIRS CLOAKS/W.C.: low level w.c, hand basin and single radiator.

LOUNGE: (front): 14'04 x 10'41, (4.27m x 3.17m), double glazed window to front, and single radiator.

KITCHEN: (rear): 17'24 x 11'67, (5.24m x 3.55m), double glazed window to rear, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, patio doors to rear garden.

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FIRST FLOOR LANDING AREA: built in storage cupboard and loft access.

LOFT

FAMILY BATHROOM: 3 piece suite comprising panelled bath with hand basin and low level wc double glazed window to front, heated towel rail and part tiling to walls.

BEDROOM ONE: (front): 11'27 x 8'42, (3.43m x 2.56m), double glazed window to front, single radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM: low level wc, hand basin, shower cubicle, part tiling to walls, heated towel rail.

BEDROOM TWO: (front): 9'94 x 9'77, (3.02m x 3.04m), double glazed window to front, single radiator, and fitted wardrobes.

BEDROOM THREE: (rear): 8'04 x 6'73, (2.45m x 2.05m), double glazed window to rear, and single radiator.

EXTERNALLY: to the rear there is off street parking for 3/4 cars with single garage, to the rear is laid mainly to lawn, patio area and decking larger style garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

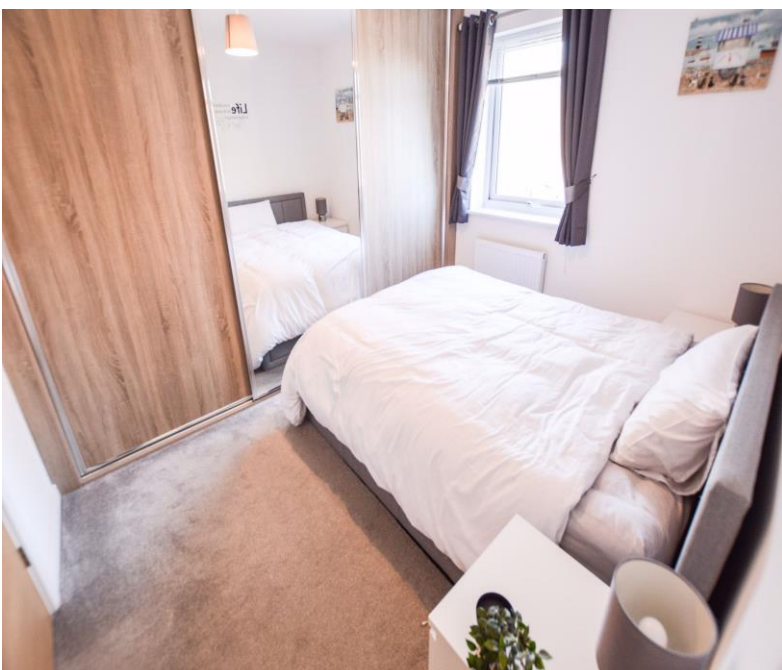
TENURE

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: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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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