



Swinburne Street | Blyth | NE24 4SP

**£245,000**

Set back with a pleasant open aspect to the front, this four-bedroom detached home delivers the kind of space and layout that works effortlessly for growing families, all within close proximity of the new train station. The property is located on a highly sought-after estate and further benefits from a garage and generous off-street parking to the rear, offering both practicality and convenience for modern living. Upon entering, you are welcomed by a spacious hallway that immediately sets a warm and inviting tone. A separate dining room, currently arranged as a playroom, provides excellent flexibility for family life, while the comfortable lounge offers a perfect space to relax. The kitchen diner forms the heart of the home, ideal for busy mornings and family gatherings alike, complemented by a separate utility room and a convenient downstairs WC. To the first floor, the home offers four well-proportioned bedrooms, providing ample space for children, guests or home working. The principal bedroom benefits from its own en suite, while a stylish family bathroom serves the remaining bedrooms. Thoughtfully laid out and well positioned within this popular development, this is a home designed to grow with a family, offering comfort, space and an enviable lifestyle setting. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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4



2



2

**Gorgeous Four Bedroom House**

**Garage and Off Street Parking  
To Rear**

**Downstairs W.C and Utility  
Room**

**En Suite and Main Bathroom**

**Freehold, Epc Rating C, Council  
Tax Band D**

**Two Reception Rooms**

**Gas Heating , Fibre To Cabinet  
Broadband**

**Mains Water, Electricity And  
Sewage**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance Door

**ENTRANCE HALLWAY:** stairs to first floor landing and single radiator.

**DOWNSTAIRS CLOAKS/W.C.:** low level wc, wash hand basin, double glazed window and single radiator.

**LOUNGE:** (front): 10'78 x 13'20, (3.28m x 4.02m), double glazed window to front, and single radiator.

**DINING ROOM:** (rear): 9'84 x 10'67, (2.99m x 3.25m), double glazed window to front.

**KITCHEN:** (rear): 20'25 x 9'41, (6.17m x 2.86m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer and spotlights as well as double doors to rear garden.

**FIRST FLOOR LANDING AREA:** double glazed window to side, loft access and built in storage cupboard.

#### **LOFT**

**FAMILY BATHROOM:** 3 piece suite comprising, panelled bath, pedestal wash and basin, low level WC, double glazed window to rear and side, single radiator, and part tiling to walls.

**BEDROOM ONE:** (rear): 11'78 x 11'38, (3.59m x 3.46m), double glazed window to rear and single radiator.

**EN-SUITE SHOWER ROOM:** double glazed window to rear, low level WC, wash hand basin, single radiator, shower cubicle and part tiling to walls

**BEDROOM TWO:** (front): 8'52 x 11'58, (2.59m x 3.52m), double glazed window to front, and single radiator.

**BEDROOM THREE:** (front & side): 9'79 x 8'21, (2.75m x 2.99m), double glazed window to front and side, and single radiator.

**BEDROOM FOUR:** (front): 7'79 x 8'21, (2.75m x 2.99m), double glazed window to front, and single radiator.

**EXTERNALLY:** to the rear is laid mainly to lawn with patio area and to the back there is also a single garage with off street parking to the front.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

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: D

### EPC RATING: C

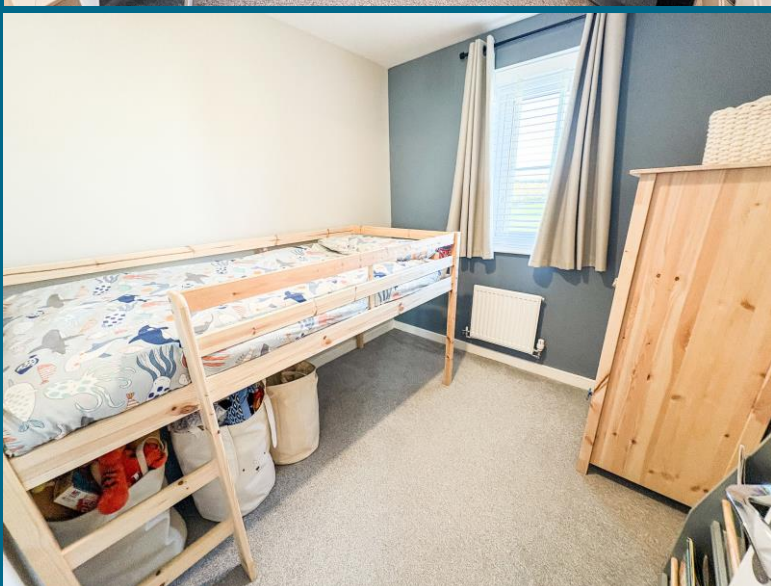
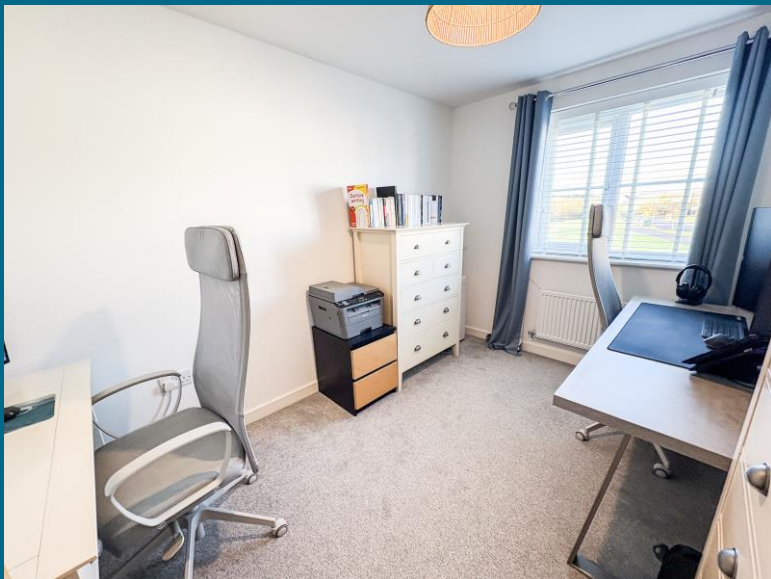
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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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