



Blackwood Road | Blyth | NE24 4DN

**£315,000**



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ROOK  
MATTHEWS  
SAYER

**Stunning Four Bedroom  
Detached**

**Garage and Off Street Parking  
For Two Cars**

**Close To New Train Station**

**Downstairs W.C and En Suite  
and Dressing Room**

**Spacious Rear Garden**

**Mains Water, Sewage and  
Electricity**

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

**Gas Heating, Cable Broadband**

For any more information regarding the property please contact us today

Offering space, style, and superb location, this 4-bedroom detached family home in Long Grange is just minutes from the new train station and ready to welcome its next chapter. Set in one of the area's most sought-after developments, this beautifully presented property has been thoughtfully designed with modern family life in mind — offering generous living space, great outdoor areas, and excellent connectivity. Inside, you're greeted by a spacious hallway with built-in storage and an extra-wide downstairs W.C., perfect for families on the go. The bright and welcoming lounge is ideal for relaxing evenings, while the heart of the home is the open-plan kitchen-diner, complete with modern fittings and French doors leading to the rear garden — ideal for hosting or everyday family meals. Upstairs, the home offers four good-sized bedrooms, including a master with en suite, plus a contemporary family bathroom. Each room is well-proportioned, offering flexibility for growing children, guests, or a home office setup. Outside, enjoy both front and rear gardens, perfect for play, gardening or entertaining. There's also off-street parking for two cars and a detached garage, providing secure storage or workshop space. With great local schools, parks, and everyday amenities close by — plus the new train station within walking distance — this home is perfectly positioned for both family life and commuting ease. A must-see for families looking to settle in comfort and style.

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.

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC entrance door

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

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

**LOUNGE:** (front): 14'82 x 12'55, (4.51m x 3.82m), double glazed window to front and sides, and double radiator.

**KITCHEN/DINING ROOM:** (rear): 9'29 x 17'65, (2.83m x 5.37m), double glazed window to rear, double radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, washing machine and dishwasher as well as double doors to rear garden.

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**FIRST FLOOR LANDING AREA:** built in storage cupboard

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

**BEDROOM ONE:** (front): 12'56 x 10'17, (3.82m x 3.09m), double glazed window to front, single radiator, and walk in wardrobe.

**EN-SUITE SHOWER ROOM:** double glazed window to front, low level wc, pedestal wash hand basin, shower cubicle, tiling to walls, heated towel rail and tiling to walls.

**BEDROOM TWO:** (front): 11'22 x 10'91, (3.14m x 3.70m), double glazed window to front and single radiator.

**BEDROOM THREE:** (rear): 8'2 x 7'5, (2.48m x 2.26m), double glazed window to rear and single radiator.

**BEDROOM FOUR:** (rear): 8'2 x 7'5, (2.48m x 2.26m), double glazed window to rear, and single radiator.

**EXTERNALLY:** to the front is laid mainly to lawn as well as 2 off street parking spaces. To the rear it is laid mainly to lawn as well as a patio area and access to front garden. Single garage.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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: B

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Score	Energy rating	Current	Potential
92+	A		94 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

**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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