



Bromley Gardens | Blyth | NE24 3TR

£225,000

Wake up near the coast in this superbly extended family home, set within a desirable cul-de-sac location only a short distance from the beach and within the catchment area for Bede Academy. Beautifully improved and thoughtfully designed, the property offers spacious and stylish accommodation perfectly suited to modern family living. Upon entering, you are welcomed by an entrance porch leading through to a bright and inviting open plan lounge, creating a warm and comfortable space for everyday living. To the rear of the home lies the stunning re-fitted dining kitchen, undoubtedly the heart of the property, featuring an attractive range of contemporary units, quality work surfaces and a selection of integrated appliances. There is ample space for dining and entertaining, while impressive bi-fold doors open onto the rear garden, allowing natural light to pour into the room and creating a seamless connection between indoor and outdoor living. A separate utility room provides additional practicality and valuable storage space. To the first floor, the property continues to impress with four generously proportioned bedrooms. The master bedroom benefits from contemporary fitted wardrobes, offering both style and excellent storage. The remaining bedrooms provide flexible accommodation for family members, guests or home working. The impressive 14'2 family bathroom is beautifully appointed with luxury fittings, featuring a walk-in double shower cubicle, a separate bath and a sleek modern finish. Externally, the property enjoys a sunny aspect to the rear garden, which features a lawn, patio seating area ideal for outdoor dining, and useful garden sheds. To the front there is a driveway providing off-street parking for two cars along with access to a garage. Homes on this particularly desirable street rarely become available, making this an exciting opportunity to secure a spacious, stylish home in a location that perfectly combines coastal living with excellent local amenities. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Stunning Four Bedroom,
Extended Semi Detached House**

**Cul-de-Sac Location, South-
Westerly Aspect to Rear**

**Beautiful Rear Garden, Garage, Off
Street Parking For Two Cars.**

**Mains Water, Sewage and
Electricity**

**Fabulous Re-Fitted Dining
Kitchen with Bi-Fold Doors &
Utility area**

**Luxurious Extended Bathroom
with Separate Shower Cubicle**

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

**Gas Heating, Cable
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: double glazed entrance door, double glazed window and spotlights to ceiling.

LOUNGE: 14'4 x 14'0, (4.38m x 4.26m), open plan lounge with staircase to first floor, double glazed window and radiator,

DINING KITCHEN: (rear): 23'8 x 10'3, (7.25m x 3.13m), refitted kitchen with high gloss, base, wall and drawer units with soft close doors, coordinating worktops, one and a half bowl sink unit, integrated electric open, gas hob, stainless steel extractor, tiled floor, splash backs, spotlights to ceiling, radiator, and double glazed bifolding doors to the rear garden.

UTILITY ROOM: 6'13 x 8'04, (1.86m x 2.45m), range of white base, wall and drawer units, roll edge work tops, plumbed area for washing machine, tiled splash backs, wood effect laminate flooring and plumbed area for dishwasher and radiator.

FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: refitted and extended bathroom comprising of bath, floating vanity sink unit with mixer taps, walk in double shower cubicle, low level wc, spotlights to ceiling, two double glazed windows, tiled floor and mirrored vertical radiator.

BEDROOM ONE: 13'5 x 8'5, (4.11m x 2.59m), radiator and double glazed window.

BEDROOM TWO: 17'10 x 7'2, (5.21m x 2.19m), double glazed window, radiator and loft access.

BEDROOM THREE: 9'3 x 8'1, (2.48m x 2.26m), Radiator and double glazed window.

BEDROOM FOUR: 8'2 x 7'5, (2.48m x 2.26m), radiator, double glazed window, and storage cupboard.

EXTERNALLY: south west facing rear garden with decking area, patio area, lawn, fencing, shed, outside tap and lightning, To the front is artificial lawn with driveway and garage with electric door.

T: 01670 352 900

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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: B

EPC RATING: D

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EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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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