



Harvey Close | Blyth | NE24 5BF

**£175,000**

Where evening sun lingers and garden doors invite the outside in, this three-bedroom detached home offers a lifestyle as much as a place to live. Beautifully presented throughout, the property features a welcoming lounge, a convenient downstairs WC, and a well-appointed kitchen with doors opening directly onto the rear garden, creating a seamless flow for everyday living and entertaining. Upstairs, there are three comfortable bedrooms and a modern family bathroom. Outside, the generous westerly-facing garden provides the perfect setting to relax, complete with a seating area and additional decking to the side. Further benefits include a garage and off-street parking. Situated on a popular estate in Blyth, the property is conveniently located close to local shops and excellent transport links, making it an ideal choice for families and professionals alike. 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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**Stunning Three Bedroom  
Detached House**

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

**Sought After Estate**

**Mains Electric, Sewerage,  
Water**

**Garage and Off Street  
Parking**

**Gas Heating, Fibre To  
Premises Broadband**

**Large Westerly Facing Rear  
Garden**

**Downstairs W.C**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE**

**ENTRANCE HALLWAY**

Tiled flooring, single radiator

**CLOAKS/WC**

Low level WC, hand basin, single radiator

**LOUNGE 14'72 (4.45) X 14'58 (4.39)** maximum  
measurements into stairwell

Double glazed window to front, double radiator, built  
in cupboard

**KITCHEN/DINING ROOM 14'47 (4.37) X 9'34 (2.82)**

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, tiled splash  
backs, electric assisted oven gas hob space for  
fridge/freezer, integrated washing machine and dish  
washer, double glazed door to rear garden

**FIRST FLOOR LANDING**

Loft access

**BEDROOM ONE 12'99 (3.89) X 8'20 (2.48)** maximum  
measurements into recess

Double glazed window to front, single radiator

**BEDROOM TWO 11'06 (3.35) X 8'20 (2.48)** maximum  
measurements into recess

Double glazed window to rear, single radiator

**BEDROOM THREE 8'21 (2.48) X 6'17 (1.85)**

Double glazed window to front, single radiator

**BATHROOM/WC**

3 piece suite comprising: Shower over panelled bath,  
hand basin, low level WC, double glazed window to  
rear, double radiator, part tiling to walls

**FRONT GARDEN**

Low maintenance garden, off street parking

**REAR GARDEN**

Laid mainly to lawn, decking, west facing

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## 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	82 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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