



Humford Green | Blyth | NE24 4LY

£195,000

Situated within the highly sought-after Chase Farm development in Blyth, this beautifully presented three-bedroom semi-detached home occupies a pleasant cul-de-sac position and offers spacious, well-maintained accommodation ideal for families, professionals, or first-time buyers alike. Boasting a superb south-west facing rear garden which enjoys a good degree of privacy and is not directly overlooked, the property combines comfortable modern living with an excellent location close to local amenities, schools, and transport links. The accommodation briefly comprises an inviting entrance porch leading into a bright and spacious lounge, perfect for relaxing or entertaining guests. To the rear of the property is a well-proportioned dining room providing ample space for family dining and access through to the fitted kitchen, which offers a range of wall and base units with work surfaces and space for appliances. To the first floor there are three well-sized bedrooms, including a generous master bedroom benefitting from its own en-suite shower room, together with a contemporary family bathroom/WC. Externally, the property enjoys a lawned front garden with driveway providing off-street parking and access to the integral garage. To the rear is a standout feature of the home – a substantial south-west backing garden offering an excellent degree of privacy, ideal for outdoor entertaining, children, or simply enjoying the afternoon and evening sun. Further enhancing the home's appeal are the solar panels, which are owned outright.

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Beautifully presented three-bedroom semi-detached family home

Generous south-west facing rear garden

Situated in a quiet cul-de-sac location on the popular Chase Farm development, Blyth

Driveway parking, integral garage

Spacious lounge, separate dining room and fitted kitchen

UPVC double glazing and Gas central heating system

Master bedroom with modern en-suite shower room

EPC Rating: C, Council Tax Band: C

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door

LOUNGE: (front): 12'75 x 12'69, (3.88m x 3.86m), double glazed window to front, single radiator, and coving to ceiling.

DINING ROOM: (rear): 11'18 x 4'08, (3.40m x 1.24m), double glazed patio door to rear, double radiator and coving to ceiling.

KITCHEN: (rear): 9'63 x 8'67, (2.93m x 2.64m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit, gas hob with extractor fan above, plumbed area for washing machine, laminate flooring, coving to ceiling, and double glazed doors to rear.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, wash hand basin, low level wc, and single radiator.

BEDROOM ONE: (rear): 11'02 x 11'01, (3.04m x 3.38m), double glazed window to rear.

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

BEDROOM TWO: (front): 10'60 x 11'23, (3.23m x 3.42m), double glazed window to front, and double radiator.

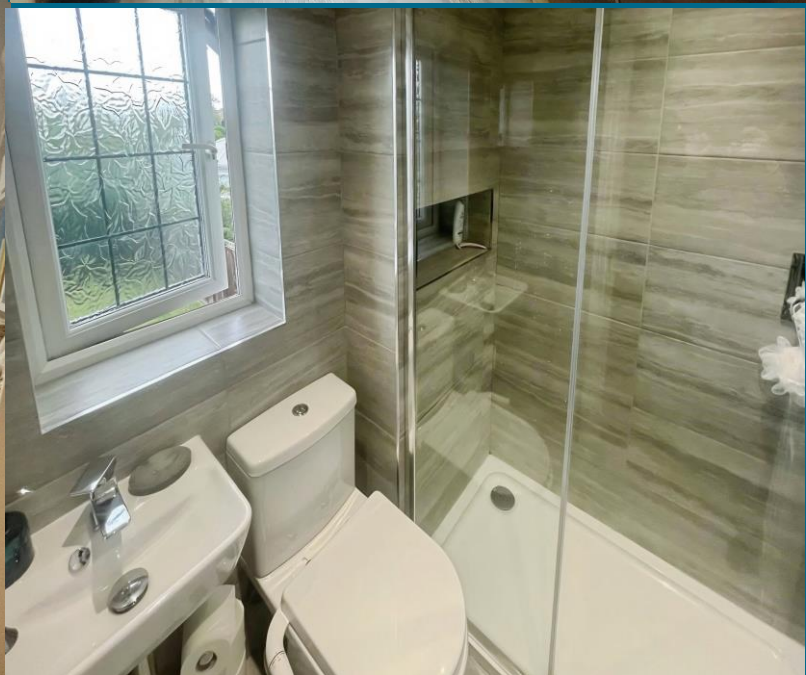
BEDROOM THREE: (front): 9'96 x 7'36, (3.03m x 2.85m), double glazed window to front, and single radiator.

EXTERNALLY: to the rear is a large garden laid mainly to lawn, with bushes and shrubs, to the front is a single attached garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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

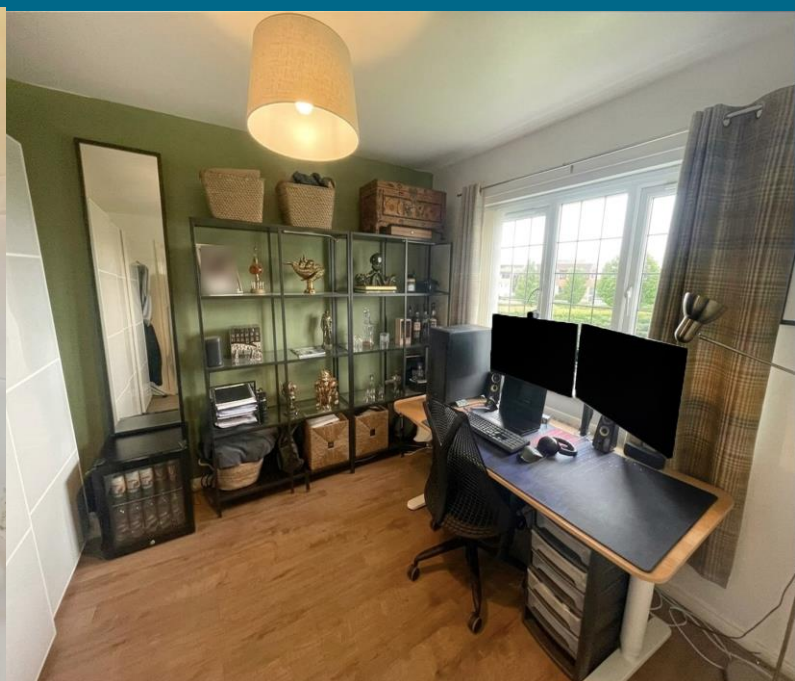
TENURE

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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.