



Malvins Road | Blyth | NE24 5JH

£159,950

Offering light-filled interiors and a fantastic layout for entertaining, this modern semi-detached home enjoys a prime position on popular Malvins Road. Beautifully presented throughout, the property offers stylish and practical accommodation ideal for modern family living within a sought-after area of Blyth. The accommodation briefly comprises: welcoming entrance hallway, comfortable lounge and a spacious kitchen diner forming the heart of the home. The kitchen diner provides ample space for dining and family living, with double doors opening onto the rear garden creating a bright and airy atmosphere perfect for both everyday living and entertaining. To the first floor there are three well-proportioned bedrooms along with a family bathroom fitted with a modern suite. Externally, the property benefits from gardens to both the front and rear. The front garden incorporates off-street parking and access to the garage, while the enclosed rear garden provides a private outdoor space ideal for relaxing, entertaining or family use. Ideally situated close to local amenities, schools, transport links and Blyth's coastline, this attractive property is expected to appeal to a wide range of buyers. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Three Bedroom Semi

Westerly Facing Garden

**Garage and Off Street
Parking**

**Mains Water, Electricity,
Sewage**

**Council Tax B, EPC B,
Freehold**

Gas Heating

Close To Schools and Transport Links

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Double glazed entrance Door

ENTRANCE HALLWAY: stairs to first floor landing, and double radiator.

LOUNGE: (front): 15'23 x 9'91, (4.63m x 3.02m), double glazed window to front, double radiator and built in storage cupboard.

KITCHEN: (rear): 13'44 x 7'70, (4.09m x 2.34m), 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 oven, gas hob with extractor fan above, space for fridge freezer, plumbed area for washing machines, built in storage cupboard, patio doors to rear garden.

FIRST FLOOR LANDING AREA

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

BEDROOM ONE: (front & rear): 16'80 x 9'10, (4.90m x 2.77m), double glazed window to front and rear, and double radiator.

BEDROOM TWO: (front): 13'51 x 11'42, (4.11m x 3.47m), double glazed window to front, and double radiator.

BEDROOM THREE: (rear): 11'44 x 6'86, (3.48m x 2.06m), double glazed window to rear and double radiator.

EXTERNALLY: to the rear is laid mainly to lawn with a decking area and westerly facing garden, to the front is a low maintenance garden with off street parking and a single garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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

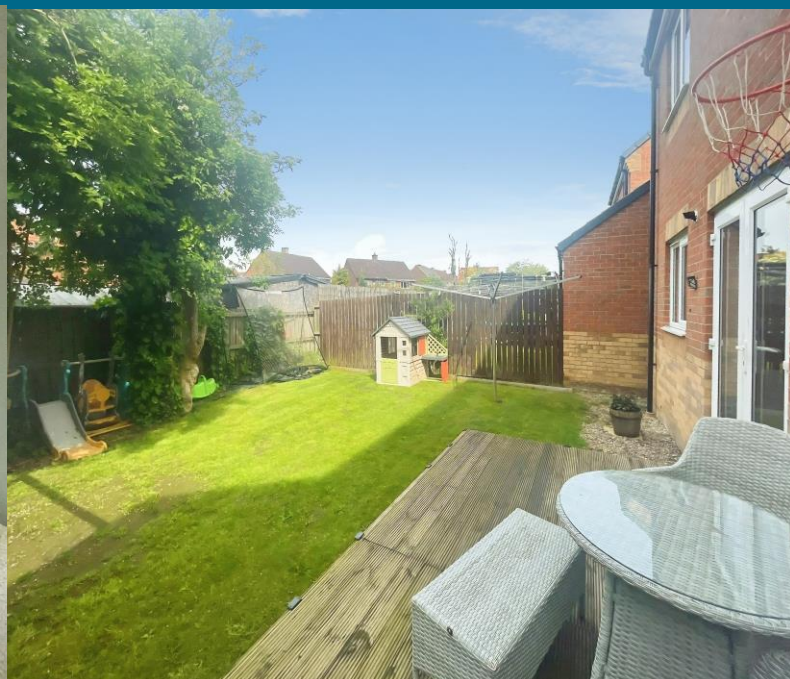
TENURE

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: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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.

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