



Cypress Gardens | Blyth | NE24 2LP

£275,000

Homes of this size and position rarely come to the market in Cypress Gardens, making this substantial three bedroom detached property an exceptional opportunity for families and developers alike. Occupying a generous plot with a large rear garden, this spacious home offers excellent room sizes throughout and huge potential for modernisation and future value. Perfect for buyers seeking space both inside and out, the property provides versatile accommodation ideal for growing families looking to create a long-term home within a highly sought-after coastal location. The accommodation briefly comprises a grand and welcoming entrance hallway, a spacious lounge with doors opening onto the rear garden creating an ideal family and entertaining space, separate dining area, utility room, and convenient downstairs W.C. The property further benefits from a larger one-and-a-half size garage, off street parking, and a well-maintained front garden. To the first floor there are three generously proportioned bedrooms offering excellent family accommodation, together with a family bathroom. The overall layout and size of the property provide fantastic scope for reconfiguration or upgrading to suit modern living requirements. Although in need of modernisation, this rarely available detached home is offered to the market with no upper chain and presents a rare chance to acquire a property with such space, potential, and position within the ever-popular Cypress Gardens development. Ideally located close to local amenities, reputable schools, transport links, and Blyth's beautiful coastline, this home perfectly combines exciting renovation potential with the lifestyle benefits of coastal living. Interest in this property will be high call 01670 352900 or email Blyth@rmsstateagents.co.uk to arrange your viewing.

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**Large Three Bedroom Detached
Rare To the Market**

**Utility, Downstairs
Cloaks/w.c**

**Sought After Cypress
Gardens**

**Mains Water, Sewage and
Electricity**

**Larger Style Garage and Off
Street Parking**

**Gas Heating, Cable
Broadband**

No Upper Chain

Freehold, Council Tax Band D

In Need Of Modernisation

Large Rear Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: double radiator and storage cupboard.

DOWNSTAIRS CLOAKS/W.C.: low level WC, double glazed window and tiling to walls.

LOUNGE: (front): 15'95 x 14'40, (4.86m x 4.38m), double glazed window to front, two double radiators, fire surround with gas inset, coving to ceiling, and door to rear garden.

DINING ROOM: (side): 9'82 x 11'94, (2.99m x 3.63m), double glazed window to side, double radiator and coving to ceiling.

KITCHEN: (side) double glazed window to side, double radiator, rang of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, gas hob with extractor fan and gas oven, as well as space for fridge.

UTILITY: double glazed window to rear, work surfaces, storage cupboard, plumbed area for washing machine and door to rear.

FIRST FLOOR LANDING AREA: double glazed window to side.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower cubicle, low level WC, spotlights, double glazed window to side, double radiator, part tiling to walls, tiling to floor and loft access.

BEDROOM ONE: (rear and front): 14'43 x 16'61, (4.39m x 5.06m), double glazed window to front and rear, two single radiators, and coving to ceiling.

BEDROOM TWO: (side): 9'94 x 10'89, (3.02m x 3.31m), double glazed window to side, single radiator and fitted wardrobes.

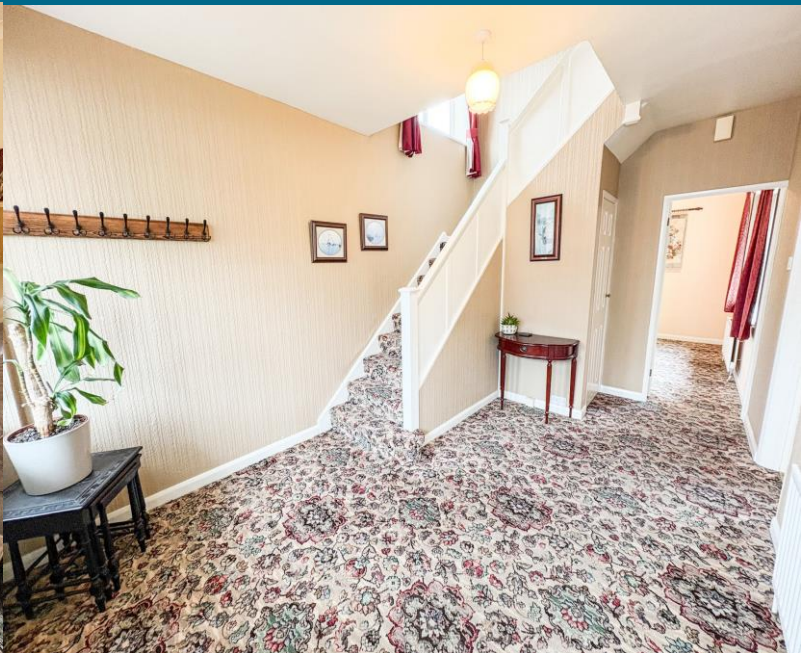
BEDROOM THREE: (front): double glazed window to front, single radiator and fitted wardrobes.

EXTERNALLY: to the front is a low maintenance garden with off street parking, single garage with electric door and space for fridge freezer inside.

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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: D

EPC RATING: D

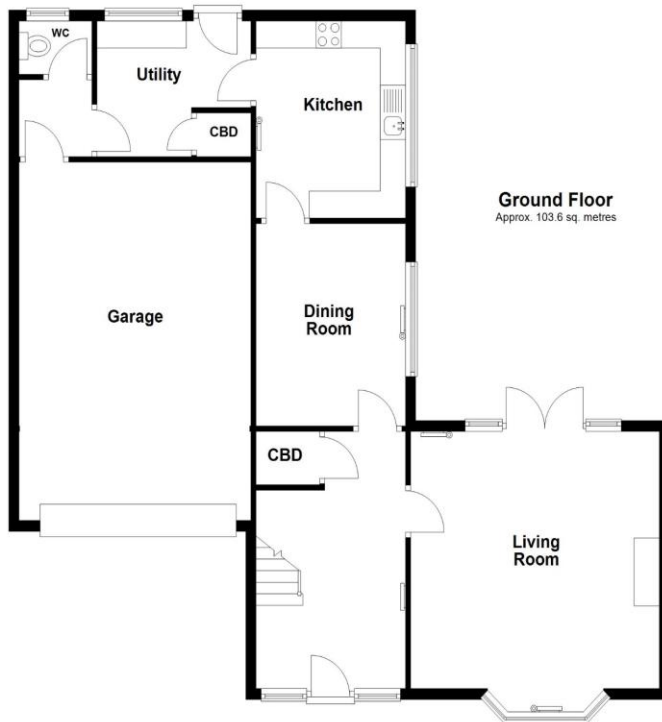
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Total area: approx. 163.8 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The Plan is for illustrative purposes only. Version 1
Plan produced using PlanIt

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

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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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