



Devonworth Place | Blyth | NE24 5AG

**£135,000**

Perfectly suited to family life, this impressive three-bedroom semi-detached home occupies a pleasant position within the ever-popular Devonworth Place estate. Offered to the market with the added benefit of no upper chain, the property presents an excellent opportunity for first-time buyers, growing families, or those looking to downsize into a well-established residential location. The property welcomes you with a bright and spacious entrance hallway, leading through to a generous open-plan lounge and dining area, perfectly suited for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, while a practical utility area and convenient downstairs WC add further functionality to the ground floor. To the first floor, there are three well-proportioned bedrooms, offering versatile accommodation for family life, guest rooms, or home office space. A modern shower room completes the upstairs accommodation, finished to a stylish and contemporary standard. Externally, the home benefits from gardens to both the front and rear, providing excellent outdoor space for relaxing, gardening, or family enjoyment, with further potential to personalise to suit individual tastes. Well-presented throughout and ideally positioned within a popular and established estate, this attractive home combines comfort, convenience, and excellent potential in equal measure. 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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**Gorgeous Three Bedroom  
Semi**

**Front and Rear Gardens**

**No Upper Chain**

**Downstairs W.C and Utility  
Area**

**Mains Water, Electricity and  
Sewage**

**Gas Heating, ADSL Copper  
Wire Broadband**

**Freehold, Council Tax Band**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE PORCH:** UPVC Entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing, single radiator, and storage cupboard.

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, pedestal wash hand basin.

**LOUNGE:** (front): 14'7 x 13'5, (4.45m x 4.09m), double glazed window to front, double radiator, fire surround with gas inset and hearth, ceiling rose, patio door to rear.

**KITCHEN:** (rear): 14'16 x 8'84, (4.31m x 2.69m), 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, electric an assisted oven with gas hob and extractor fan above, space for fridge freezer.

**UTILITY:** 5'72 x 10'84, (1.74m x 3.30m), work surfaces, and plumbed area for washing machine.

**FIRST FLOOR LANDING AREA:** loft access

**SHOWER ROOM:** 3 piece suite comprising pedestal wash hand basin, shower cubicle, low level WC, double glazed window to rear and side, and heated towel rail.

**BEDROOM ONE:** (rear): 12'28 x 8'94, (3.74m x 2.72m), double glazed window to front, single radiator and fitted wardrobes.

**BEDROOM TWO:** (rear): 11'01 x 9'05, (3.35m x 2.74m), double glazed window to rear, single radiator, and fitted wardrobes.

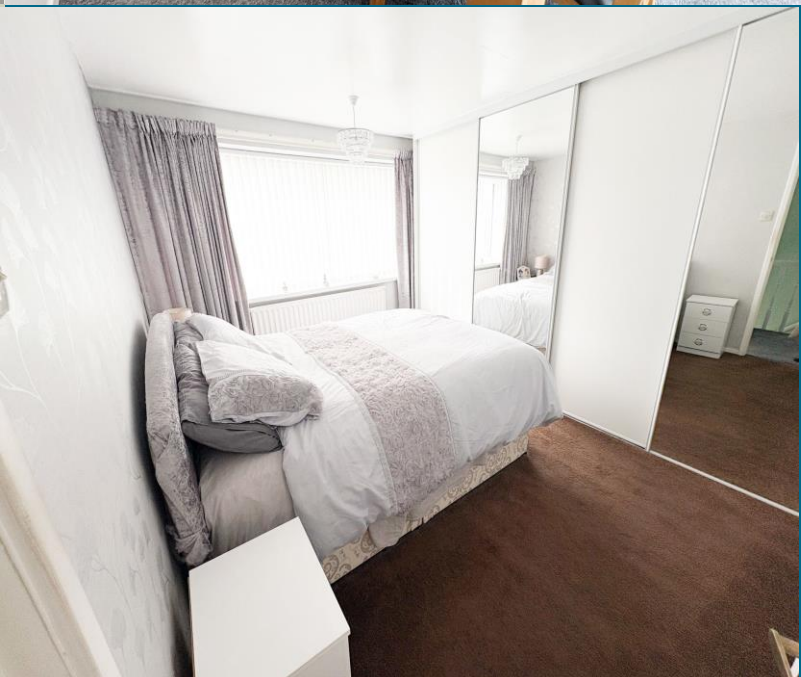
**BEDROOM THREE:** (front): 8'12 x 8'27, (2.47m x 2.52m), double glazed window to rear, double radiator and built in cupboard.

**EXTERNALLY:** to the rear is low maintenance garden, to the front is laid manly to lawn with a low maintenance garden.

**T: 01670 352 900**

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

## 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

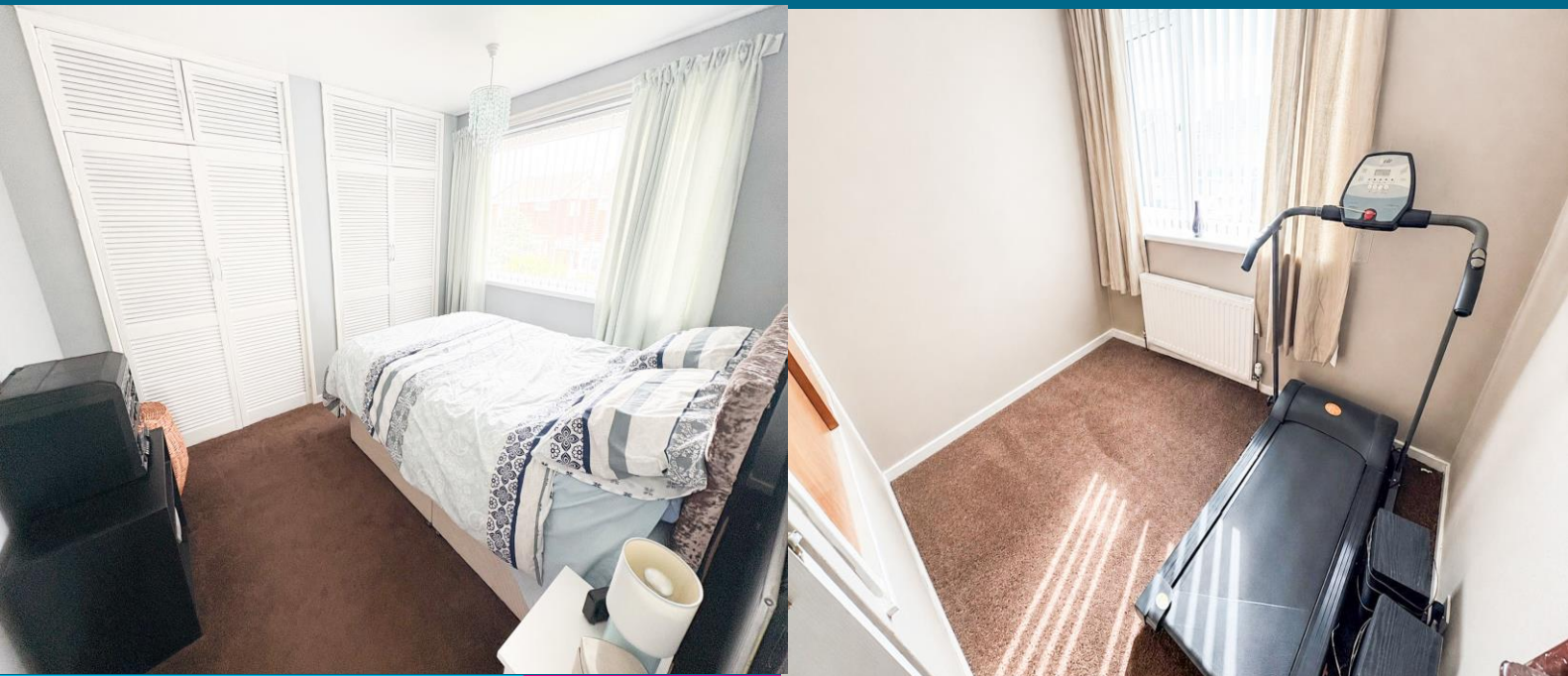
## TENURE

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: A

## EPC RATING: TBC

BL00012122.AJ.BH.01/06/2026.V.1



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EPC RATING TBC

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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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