



Halton Grove | Blyth | NE24 4NY

£185,000

Showcasing fabulous presentation throughout, this exceptional three-bedroom semi-detached residence offers an enviable combination of style, comfort and convenience within one of the area's most desirable residential developments. Thoughtfully designed and impeccably maintained, the property welcomes you through a bright entrance hall which leads to an elegant lounge, creating the perfect space to unwind or entertain in refined surroundings. The impressive kitchen diner forms the heart of the home, featuring a contemporary design and generous dining space, ideal for both everyday living and hosting guests. A conveniently positioned ground floor W.C. completes the accommodation. To the first floor, three beautifully appointed bedrooms provide comfortable and versatile living space. The principal bedroom enjoys the added luxury of a private en-suite shower room, while a stylish family bathroom serves the remaining bedrooms. Externally, the property continues to impress. A private driveway provides off-street parking for multiple vehicles and leads to a garage, offering excellent storage and practicality. To the rear, the enclosed garden has been beautifully maintained, creating a wonderful outdoor sanctuary perfect for al fresco dining, entertaining and relaxing during the warmer months. Ideally positioned within easy reach of excellent local amenities, well-regarded schools and the new train station, this superb home offers an outstanding lifestyle opportunity for discerning purchasers seeking quality accommodation in a highly convenient location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Gorgeous Three Bedroom
Semi**

**Downstairs W.C and En
suite**

**Garage and Off Street
Parking To Front**

Close To New Train Station

**Mains Water, Electricity and
Sewage**

**Freehold, Council Tax Band
B**

**Gas Heating, Fibre to
Premises Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door

ENTRANCE HALLWAY: single radiator.

DOWNSTAIRS CLOAKS/W.C.: low level WC, hand basin and single radiator.

LOUNGE: (front): 10'26 x 15'95, (3.12m x 4.86m), double glazed window to front, and double radiator.

KITCHEN: (rear): 18'84 x 7'57, (5.74m x 2.30m), double glazed window to front, 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 fan assisted oven, electric hob, with extractor fan above, space for fridge freezer, plumbed area for washing machine, and patio doors to rear garden.

FIRST FLOOR LANDING AREA: loft access and built in storage cupboard.

LOFT: Partially boarded

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

BEDROOM ONE: (rear): 13'97 x 9'57, (4.25m x 2.91m), double glazed window to front and double radiator.

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

BEDROOM TWO: (rear): 11'35 x 8'67, (3.45m x 2.64m), double glazed window to rear, and radiator.

BEDROOM THREE: (rear): 7'78 x 10'00, (2.37m x 3.04m), double glazed window to rear and fitted wardrobes.

EXTERNALLY: to the rear is a patio area with decking and easterly facing garden, to the front is a driveway for two car parking spaces as well as a single 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: B

EPC RATING: TBC

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"DoubleClick Insert Picture" FLOORPLAN TBC

"DoubleClick Insert Picture" 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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