



Rollyway Gardens | Blyth | NE24 5BH

£195,000

A home that wouldn't look out of place in the pages of an interior design magazine, this stunning detached property is finished to impeccable show home standard throughout. This exceptional three bedroom family home combines stylish interiors with modern living, offering beautifully presented accommodation with exceptional attention to detail. Ideally situated close to local shops, excellent transport links, and everyday amenities, the property is perfectly placed for convenient family life. Upon entering, you are welcomed into a bright and spacious lounge, beautifully decorated and ideal for relaxing or entertaining guests. The heart of the home is the contemporary kitchen diner, thoughtfully designed with modern fittings and ample dining space, perfect for both everyday living and hosting family and friends. A convenient downstairs W.C. completes the ground floor accommodation. To the first floor, the property offers three generously sized bedrooms, including a luxurious principal bedroom with en-suite shower room. The remaining bedrooms are beautifully presented and are serviced by a stylish modern family bathroom. Externally, the property continues to impress with a stunning rear garden, creating a private and tranquil outdoor space ideal for summer entertaining and family enjoyment. Further benefits include a garage and off-street parking. This outstanding home truly must be viewed to fully appreciate the quality, style, and immaculate presentation on offer throughout. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Stunning Three Bedroom Detached House

Garage and Off Street
Parking

Downstairs WC

Gas Heating, Fibre To
Premises Broadband

Show Home Standard

Mains Water, Sewage and
Electricity

Freehold, Council Tax Band
C, Epc Rating B

En Suite

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALL: stairs to first floor landing, single radiator and double glazed window to side.

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

LOUNGE: (front): 15'20 x 9'94, (4.63m x 3.02m), double radiator.

KITCHEN: (front): 7'73 x 13'40, (2.35m x 4.08m), double glazed window to front, 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 fan assisted oven, electric hob, space for fridge freezer, plumbed area for washing machine, and door to rear garden.

FIRST FLOOR LANDING AREA: loft access

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, pedestal wash hand basin, low level wc, double glazed window to rear, heated towel rail and part tiling to walls.

BEDROOM ONE: (rear): 12'94 x 9'24, (3.95m x 2.81m), double glazed window to front, double radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM: double glazed window to rear, low level WC, hand basin, shower cubicle, part tiling to walls and heated towel rail.

BEDROOM TWO: (front): 13'51 x 11'37, (4.11m x 3.46m), double glazed window to front, and single radiator.

BEDROOM THREE: (rear): 11'69 x 6'62, (2.01m x 3.56m), double glazed window to rear, and single radiator.

EXTERNALLY: to the rear is laid mainly to lawn, with patio area, water tap hot and cold, and outside power, to the front is laid mainly to lawn, with low maintenance garden and off street parking as well as a single garage with power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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

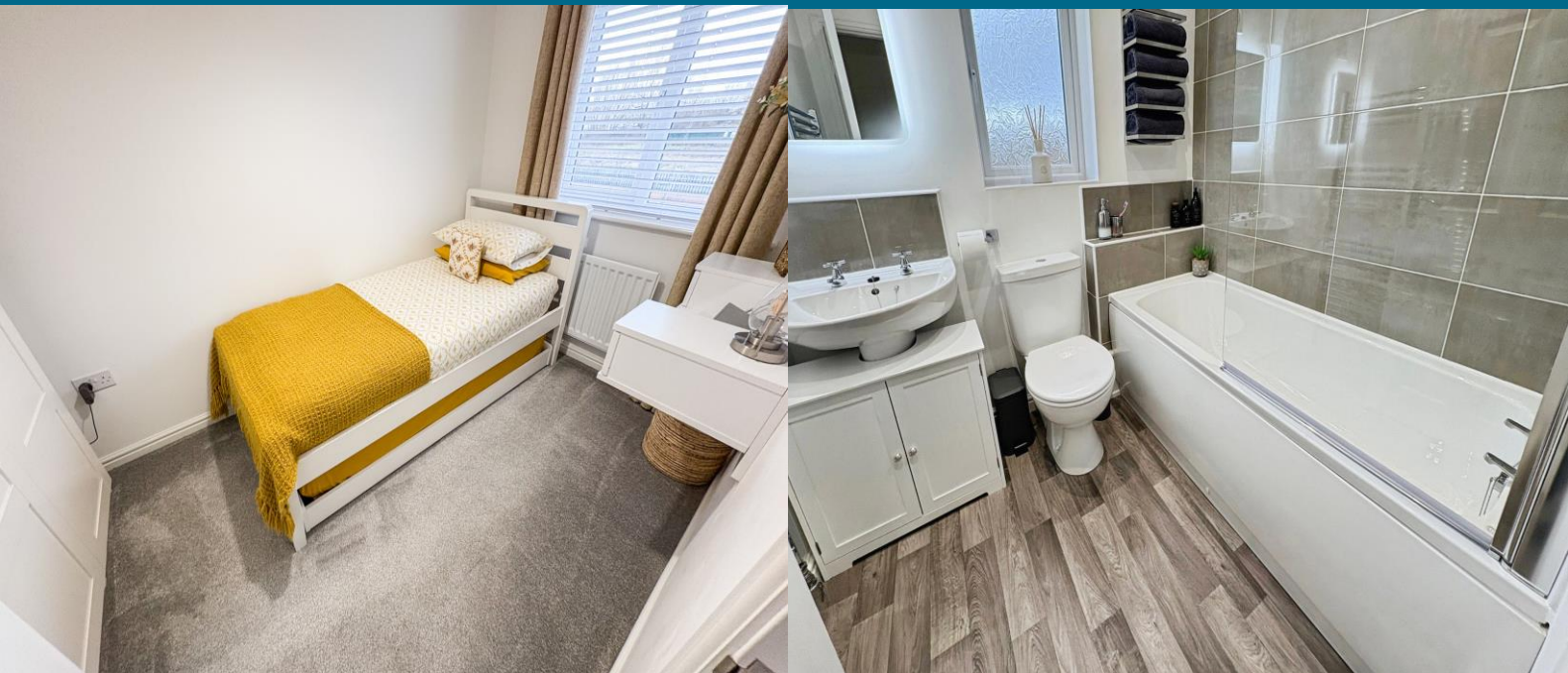
TENURE

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: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 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.

