



Sidney Gardens | Blyth | NE24 5NJ

£165,000

Perfectly placed to benefit from Blyth's ongoing transformation and improved transport connections, this attractive family home is tucked away within a quiet cul-de-sac and enjoys a highly convenient setting close to the newly opened Northumberland Line train station. Combining well-proportioned accommodation with excellent access to local amenities, schools and commuter routes, it presents an outstanding opportunity for a wide range of buyers. The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway, leading into a bright and comfortable lounge, ideal for everyday relaxation. To the rear, a spacious dining kitchen provides an excellent social and family space, with ample room for dining and direct internal access to the attached garage. A useful ground floor cloakroom/WC adds further practicality. To the first floor, there are three well-proportioned bedrooms, offering flexibility for family living, guests or home working, along with a well-appointed family bathroom. Externally, the property continues to impress with low-maintenance gardens to both the front and rear, designed for ease of upkeep while still providing pleasant outdoor space.

A private driveway leads to a single attached garage, offering secure parking and additional storage. Well presented throughout and occupying a peaceful cul-de-sac position within this popular residential area, this is a superb opportunity for those seeking a comfortable, convenient and move-in-home set in a lovely quiet Cul de sac . 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 Semi Detached

Three Bedrooms

Downstairs Cloaks/ W.C

Garage & Off Street Parking

Gas Heating & Double Glazed

Close to Transport Links

Cul De Sac Location

Viewings Essential

For any more information regarding the property please contact us today

ENTRANCE HALL

Entrance door, double glazed window to side, radiator.

LOUNGE 16'07" x 11'02" (5.03m x 3.40m) Into downstairs area

Double glazed window to front, fitted electric fire, stone effect surround, downstairs area, telephone and television points, coving to ceiling, radiator x 2.

BREAKFAST KITCHEN 14'11" x 9'09" (4.55m x 2.97m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit built in electric oven and gas hob, extractor hood, space for automatic washing machine, tiled splash back, wall mounted central heating boiler, double radiator, double glazed window and door to rear. Integral door to garage, vinyl flooring/lino.

CLOAKS/W.C.

Double glazed window to rear, low level w.c., wall mounted wash hand basin, part tiled walls, radiator, vinyl flooring.

FIRST FLOOR LANDING

Access to roof space, built in cupboard

BEDROOM ONE 18'09" x 7'11" (5.72m x 2.41m)
Double glazed window to front, built in cupboard, television point, radiator x 2.

BEDROOM TWO 10'07" x 8'08" (3.22m x 2.64m)
Double glazed window to front, radiator.

BEDROOM THREE 10'01" Max (Into alcove) x 7'02" (3.07m x 2.18m)
Double glazed window to rear, alcoves, radiator.

BATHROOM/W.C.

White three piece suite comprising panelled bath with mains shower over, part tiled walls, low level w.c., heated towel rail, extractor fan, double glazed frosted window to rear.

FRONT/SIDE GARDEN

Mainly gravelled paved area, shrub borders, driveway providing off street parking.

REAR GARDEN

Mainly paved, gravelled area, tree and shrub borders, external water supply, fenced boundaries.

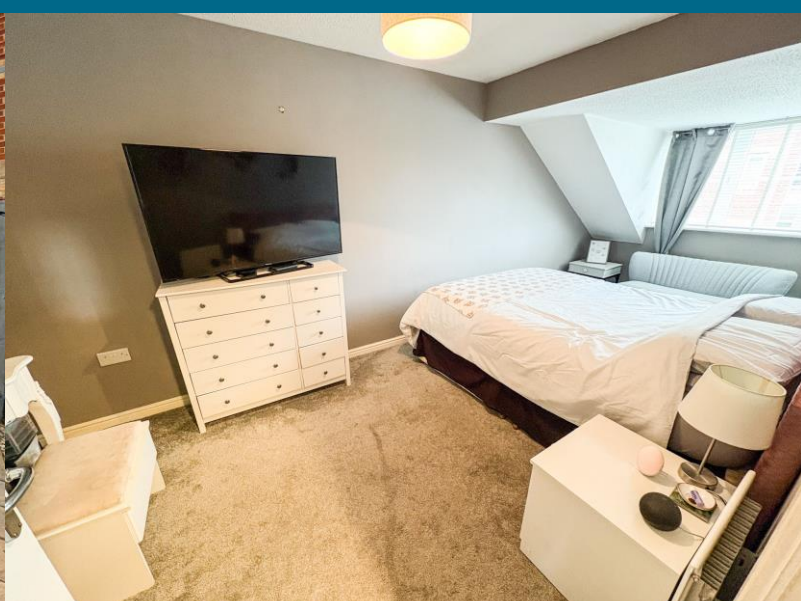
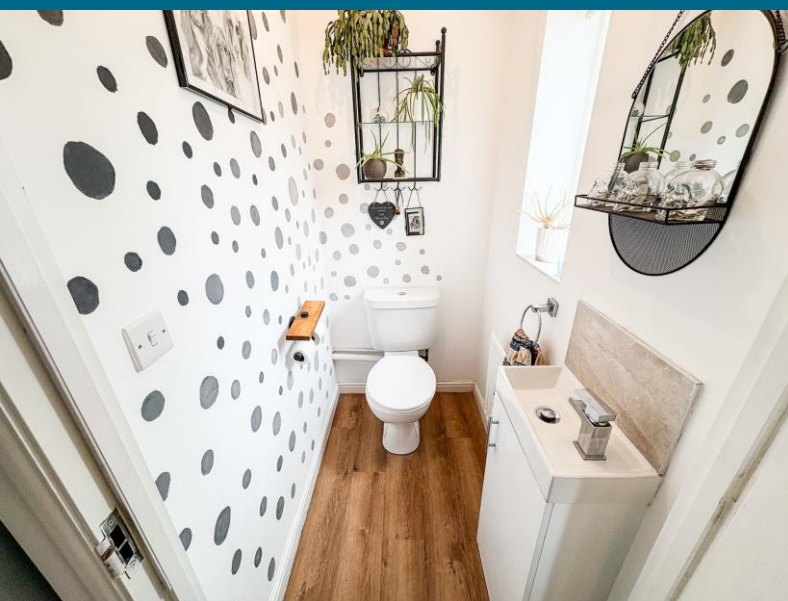
GARAGE

Integral garage housing fridge freezer and washing machine.

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PRIMARY SERVICES SUPPLY

Electricity: Main

Water: Mains

Sewerage: Mains

Heating: Gas Heating

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.

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: C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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