



West Drive | Blyth | NE24 3QZ

£120,000

Generous proportions, stylish interiors and extensive gardens combine to create this impressive three-bedroom semi-detached home on the sought-after West Drive in Blyth. Having undergone an extensive refurbishment programme by the current owners, the property offers beautifully presented accommodation finished to an exceptional standard throughout. Set on a substantial corner plot, the home benefits from gardens to the front, side and rear, together with the convenience of off-street parking. The welcoming entrance hall leads through to an elegant lounge, while the stunning newly fitted kitchen provides the perfect hub for modern family living.

A luxurious newly installed bathroom featuring a freestanding bath completes the ground floor accommodation. To the first floor are three generously sized bedrooms, all thoughtfully presented and offering flexible space for family life, guests or home working. Rarely does a property come to market in such immaculate condition, successfully combining high-quality refurbishment, generous outdoor space and a highly desirable location. Early viewing is strongly recommended to fully appreciate all that this exceptional home has to offer. 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
Semi**

**Mains Water, Electricity,
Sewage**

Corner Plot

**Freehold, Council Tax Band
A, Epc Rating D**

**Front Rear and Side Garden
and Off Street Parking**

**Fully Refurbished To. A
Beautiful Standard**

**Gas Heating, Fibre to
Premises Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door

LOUNGE: (rear): 16'64 x 9'99, (5.07m x 3.04m), double glazed window to rear, double radiator, and built in storage cupboard.

KITCHEN: (side): 8'79 x 13'02, (2.67m x 3.96m), double glazed window to side, double radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, and space for cooker, fridge freezer and plumbed area for washing machine.

FIRST FLOOR LANDING AREA: built-in storage cupboard

FAMILY BATHROOM: 3 piece suite comprising, wash hand basin, low level w, double glazed window to side, heated towel rail and freestanding bath.

BEDROOM ONE: (rear): 13'1 x 11'0, (3.99m x 3.35m), double glazed window to rear, fitted wardrobes and single radiator.

BEDROOM TWO: (rear): 7'93 x 13'66, (2.41m x 4.16m), double glazed window to rear, double radiator.

BEDROOM THREE: (front): 8'11 x 8'50, (2.47m x 2.59m), double glazed window to front and double radiator.

EXTERNALLY: to the front is low maintenance garden with off street parking and to the rear is Astroturf.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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

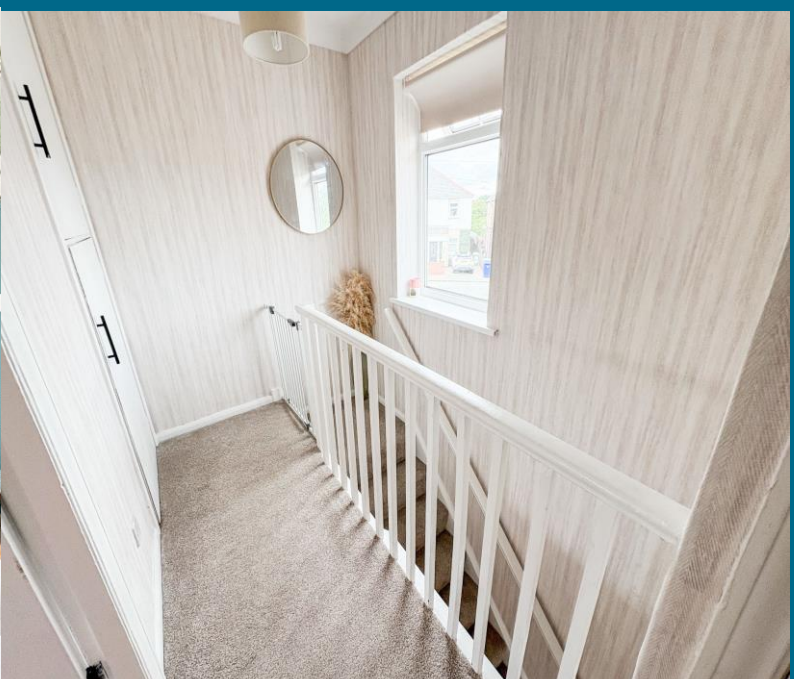
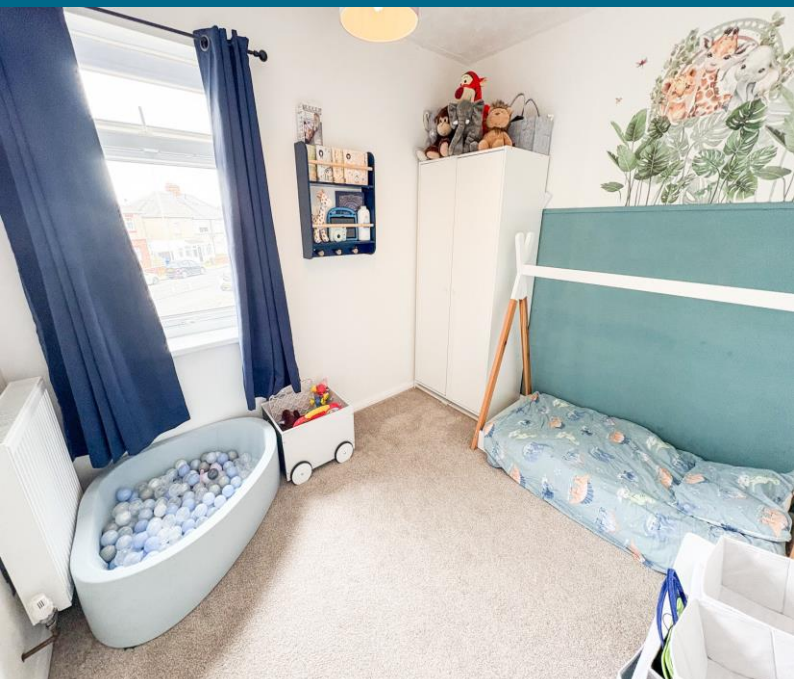
TENURE

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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.

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