



Font Drive | Blyth | NE24 4GQ

£210,000

Defined by its generous layout and refined presentation, this striking four double bedroom semi-detached townhouse provides exceptional living space over three floors. Situated on a popular residential estate in Blyth, the property is conveniently located close to local shops, well-regarded schools, the Spine Road and the new train station, offering excellent transport links. The ground floor features a welcoming lounge, a modern kitchen with a practical tiled floor and a convenient downstairs WC. On the first floor are two generous double bedrooms, including the impressive principal bedroom with its own en-suite shower room. The top floor offers a further two spacious double bedrooms alongside the main family bathroom, creating flexible accommodation perfectly suited to modern family living. Externally, the property benefits from a private rear garden, a garage and off-street parking to the rear, providing excellent outdoor space as well as convenience and practicality. Blending generous proportions with an excellent location, this impressive home is sure to appeal to families seeking space, style and accessibility.

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**Gorgeous Four Double
Bedroom Semi Detached**

Close To New Train Station

Downstairs W.C And En Suite

**Mains Water, Sewage and
Electricity**

**Garage And Off-Street
Parking**

**Freehold, Council Tax Band C,
Epc Rating C**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

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

LOUNGE: (front): 13'06 x 9'97, (3.98m x 3.03m), double glazed window to front, double radiator, and spotlights.

KITCHEN: (rear): 12'79 x 12'93, (3.89m x 3.94m), 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed area for washing machine, tiling to floor, spotlights and doors to rear garden.

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

FAMILY BATHROOM: 3-piece suite comprising, pedestal wash hand basin, low level wc, single radiator and part tiling to walls.

BEDROOM ONE: (rear): 13'03 x 9'53, (3.97m x 2.90m), double glazed window to rear, and single radiator.

EN-SUITE SHOWER ROOM: low level, pedestal wash hand basin, single radiator, shower cubicle, part tiling to walls.

BEDROOM TWO: (front): 13'09 x 9'25, (3.97m x 2.81m), double glazed window to front, and single radiator and Juliette balcony.

BEDROOM THREE: (front): 9'20 x 13'08, (2.80m x 3.98m), double glazed widow to front and single radiator.

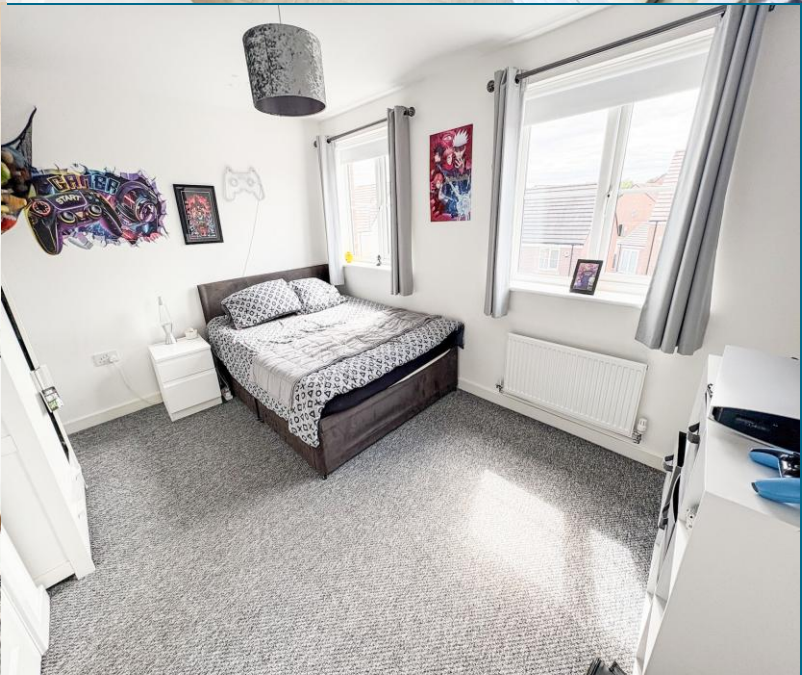
BEDROOM FOUR: (rear): 9'55 x 13'03, (2.91m x 3.97m), double glazed widow to rear and single radiator.

EXTERNALLY: to the rear is laid mainly to lawn, patio area and decking area as well as astro turf, to the side is a single garage with off street parking.

T: 01670 352 900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and allocated space.

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

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 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



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.