



Kielder Close | Blyth | NE24 4QH

£210,000

This impressive and beautifully enhanced four-bedroom family residence showcases spacious interiors, versatile accommodation and superb outdoor space, all thoughtfully designed to meet the demands of contemporary living.

Conveniently located close to the new train station, the property offers excellent connectivity while providing an exceptional setting for family life. The accommodation is generously proportioned throughout and briefly comprises a welcoming entrance hallway, a substantial lounge perfect for relaxation and entertaining, a separate dining room ideal for family gatherings, and a well-appointed fitted kitchen. The former garage has been thoughtfully converted to create a practical utility room, ground floor WC and additional storage space, enhancing both the functionality and versatility of the home. To the first floor, the property offers four well-proportioned double bedrooms, providing ample space for growing families, guests or home working requirements. A family bathroom, complete with a separate shower cubicle, serves the accommodation. Externally, the property continues to impress. To the front, a garden and driveway provide valuable off-street parking, while the enclosed rear garden offers a private retreat, ideal for al fresco dining, outdoor entertaining or simply enjoying the warmer months with family and friends. The property is currently leasehold, with the original lease granted for 99 years from 1969. The current vendor is in the process of purchasing the freehold, which will be completed upon completion of the sale, offering additional peace of mind for the prospective purchaser. Combining generous living accommodation, excellent commuter links and flexible family-friendly spaces, this outstanding home represents a wonderful opportunity within a highly desirable location. Early viewing is strongly recommended to fully appreciate the size, quality and lifestyle on offer.

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Fantastic Four Double Bedroom Semi

Close To New Train Station

Downstairs W.C And Utility

Garage Changed to Storage

Vendor Buying Freehold Will Be Done on Completion

Two Reception Rooms

Front And Rear Gardens Off Street Parking

Currently Leasehold 99 From 1969 With 42 Years Remaining

Gas Heating, Fibre To Cabinet Broadband

Mains Water, Electricity And Sewage

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance Porch

ENTRANCE HALLWAY: stairs to first floor landing, double radiator, and storage cupboard,

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, tiled floors and walls, double radiator and spotlights to ceiling.

LOUNGE: (front): 11'44 x 13'90, (3.48m x 4.23m), double glazed window to front, double radiator and coving to ceiling.

DINING ROOM: (rear): 17'93 x 10'71, (5.46m x 3.26m), double glazed window to rear and double radiator.

KITCHEN: (rear): 7'97 x 17'25, (2.42m x 5.25m), double glazed window to side, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, electric fan with double oven, electric hob with extractor, integrated fridge freezer, dishwasher and microwave.

UTILITY ROOM 6'44 x 7'94, (1.96m x 2.42m), fitted wall and base units and plumbed area for washing machine.

FIRST FLOOR LANDING AREA

LOFT: pull down ladders, partially boarded and lighting and power.

FAMILY BATHROOM: 3-piece suite comprising paneled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, and tiled flooring.

BEDROOM ONE: (rear): 15'45 x 8'96, (4.70m x 2.73m), double glazed window to front and double radiator.

BEDROOM TWO: (front): 11'97 x 9'25, (3.64m x 2.81m), double glazed window to front, fitted wardrobes and drawers.

BEDROOM THREE: (front): 7'98 x 11'59, (2.43m x 3.53m), double glazed window to front, double radiator.

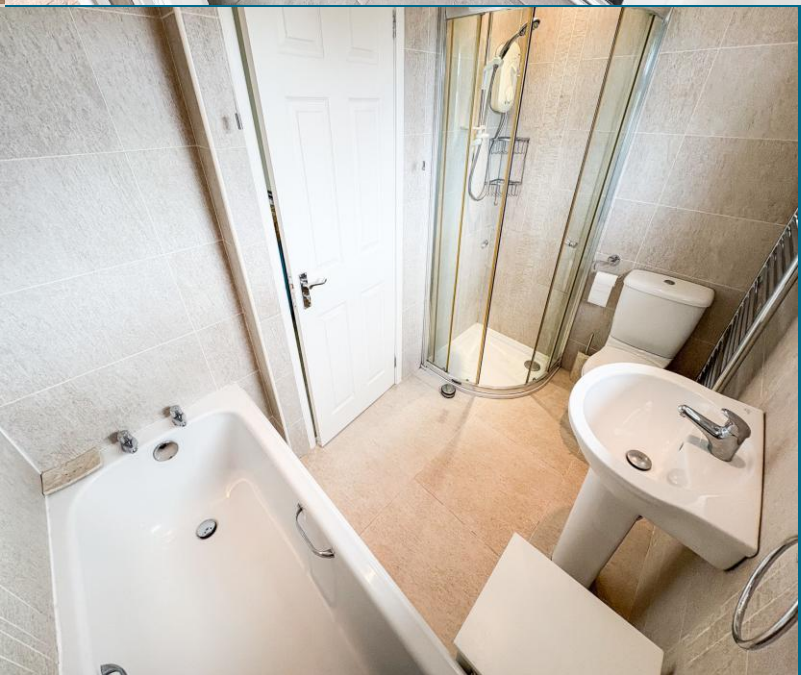
BEDROOM FOUR: (front): 10'58 x 8'73, (3.22m x 2.66m), double glazed window to front, double radiator.

EXTERNALLY: driveway to front and single garage, which is used for storage, to the rear is laid mainly to lawn, with patio area.

T: 01670 352 900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The Northeast 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1st March 1969

Service Charge: £20 per month

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: B

EPC RATING: TBC



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"DoubleClick Insert Picture" EPC RATING

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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.

