



Malvins Road | Blyth | NE24 5HW

£135,000

From the moment you arrive, this delightful three-bedroom semi-detached home exudes warmth and character. Occupying a generous plot on the popular Malvins Road in Blyth, set back from the road with lovely gardens to the front, side and rear, together with an extensive driveway providing off-street parking for up to four vehicles, the property offers a wonderful sense of space both inside and out. Stepping inside, you are welcomed by a bright and inviting hallway that immediately sets the tone for the warm and homely feel found throughout. The beautifully presented lounge is a wonderful place to relax, centred around a cosy log-burning stove that creates the perfect focal point for family evenings and entertaining alike. The kitchen has been thoughtfully designed to offer both style and practicality, while a convenient downstairs W.C. completes the ground floor accommodation. To the first floor, there are three well-proportioned bedrooms, each offering comfortable and versatile living space, along with a well-appointed family bathroom. Beautifully maintained and presented throughout, this charming home enjoys a lovely, welcoming atmosphere that makes it easy to imagine living here. Combining generous outdoor space, ample parking and a highly desirable location close to local amenities, well-regarded schools and excellent transport links, this is a fantastic opportunity to purchase a wonderful family home in one of Blyth's most sought-after residential areas.

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**Three-Bedroom Semi
Detached**

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

Downstairs W.C

**Mains Water, Sewage and
Electricity**

Cosy Log Burner

**Gas Heating, Fibre to Premises
Broadband**

**Substantial Plot Front Side and
Rear Gardens 3/4 Car Drive**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: double glazed entrance door.

DOWNSTAIRS CLOAKS/W.C.: low level wc, pedestal wash hand basin, double glazed window and single radiator.

LOUNGE: (front): 17'07 x 13'41, (5.20m x 4.08m), double glazed bay window to front, double radiator, fire surround, built in storage cupboard, and log burner.

KITCHEN: (rear): 12'93 x 6'94, (3.94m x 2.11m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, electric hob with extractor fan above, and space for fridge freezer.

FIRST FLOOR LANDING AREA: loft access

LOFT: partially boarded and lighting.

FAMILY BATHROOM: 3-piece suite comprising paneled bath, shower over, wash hand basin, low level wc, and double-glazed window to side.

BEDROOM ONE: (rear): 14'90 x 9'80, (4.54m x 2.98m), double glazed bay window to front, and single radiator.

BEDROOM TWO: (rear): 9'73 x 9'24, (2.96m x 2.81m), double glazed window to rear.

BEDROOM THREE: (front): 6'44 x 8'42, (1.96m x 2.56m), double glazed window to front, and single radiator.

EXTERNALLY: to the front is laid mainly to lawn, with off street parking for 3 to 4 vehicles. To the rear is a low maintenance garden with garden shed

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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: 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

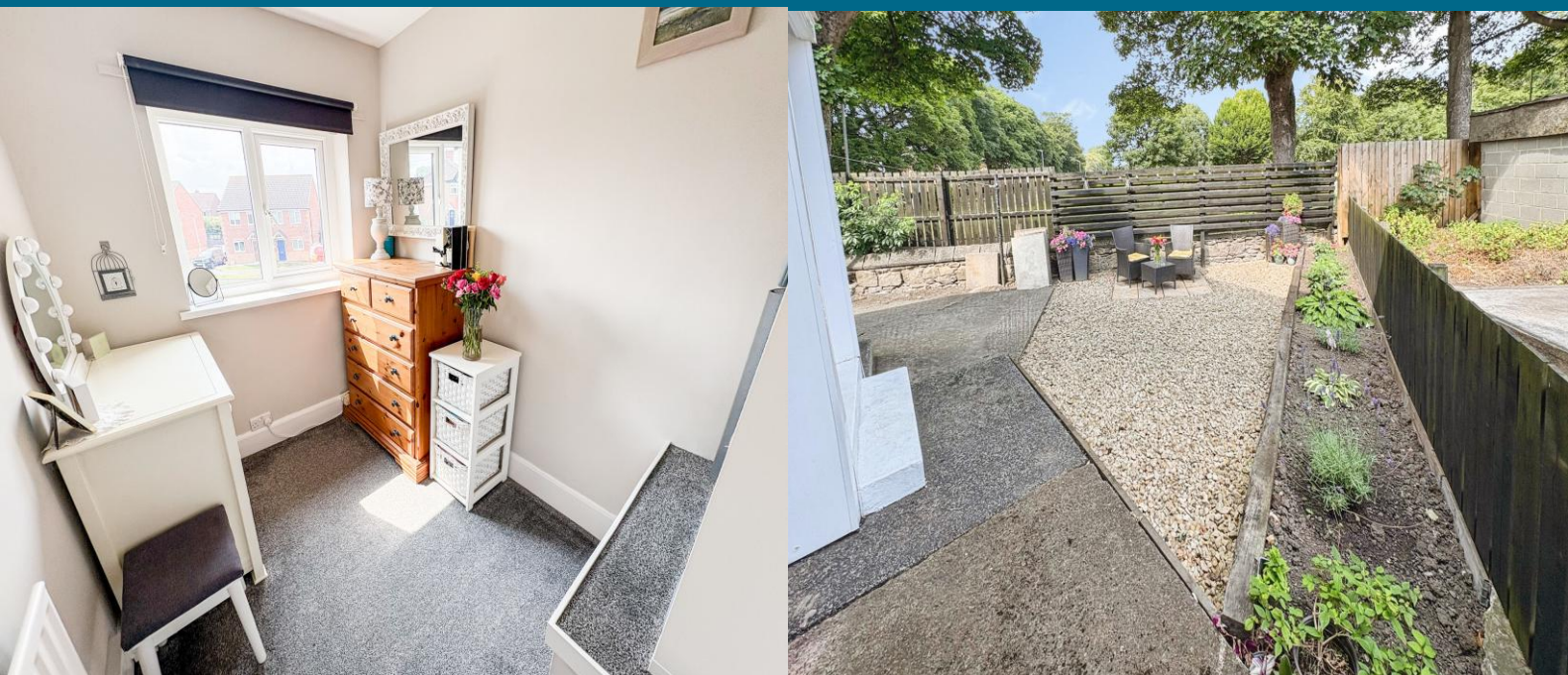
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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.