



Axewell Drive | Blyth | Postcode

£185,000

Perfect for growing families, this welcoming semidetached home enjoys a lovely position within this popular residential estate and offers generous, versatile living space designed with family life in mind.

The property is entered via a bright hallway with a convenient downstairs W.C. The cosy lounge provides the perfect place to relax and unwind, centre around a charming coal effect real flame gas fire set within an attractive Minster-style surrounding. A beautiful bay window fills the room with natural light, while French doors lead seamlessly into the conservatory, creating an additional family space with delightful views over the rear garden and direct access outside. At the heart of the home is the spacious L-shaped breakfasting kitchen, ideal for busy family mornings and entertaining alike. Fitted with a range of wall and base units, a traditional double bowl Belfast sink, integrated appliances and a tiled floor, it offers both practicality and character. To the first floor, the landing provides access to the loft via a retractable ladder. There are four well-proportioned bedrooms, offering flexible accommodation for families of all sizes, together with a family bathroom. Externally, the property continues to impress with a lawned and paved front garden and off-street parking. To the rear, the sunny south-facing garden is a wonderful space for children to play, summer barbecues and family gatherings, being mainly laid to lawn and enclosed by fencing for added privacy and peace of mind.

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Fantastic Four-Bedroom Semi

Southerly Facing Rear Garden

Handy Downstairs W.C

**Mains Water Electricity and
Sewage**

Conservatory

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

Off Street Parking to Front

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

ENTRANCE HALLWAY: stairs to first floor landing, double radiator and pull-out storage.

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

LOUNGE: (front): 23'09 x 11'91, (7.03m x 3.63m), double glazed window to front, fire surround with gas inset and heath, coving to ceiling and door to rear garden.

KITCHEN: (rear): 12'38 x 17'79, (3.77m x 5.42m), double glazed window to rear, 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, double gas oven, gas hob, integrated fridge freezer, dishwasher and microwave, tiling to floor.

FAMILY BATHROOM: 3-piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to rear, and heated towel rail.

BEDROOM ONE: (rear): 10'98 x 10'69, (3.34m x 3.25m), double glazed window to front, coving to ceiling, double radiator and fitted wardrobes.

BEDROOM TWO: (front): 9'39 x 11'34, (2.86m x 3.45m), double glazed window to front, double radiator, fitted wardrobes.

BEDROOM THREE: (rear): 9'63 x 8'80, (2.93m x 2.68m), double glazed window to rear, and double radiator.

BEDROOM FOUR: (rear): 9'36 x 8'18, (2.85m x 2.49m), double glazed window to rear, and double radiator.

EXTERNALLY: to the front is laid mainly to lawn, with off street parking, to the rear is laid mainly to lawn with garden shed and southerly facing garden.

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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

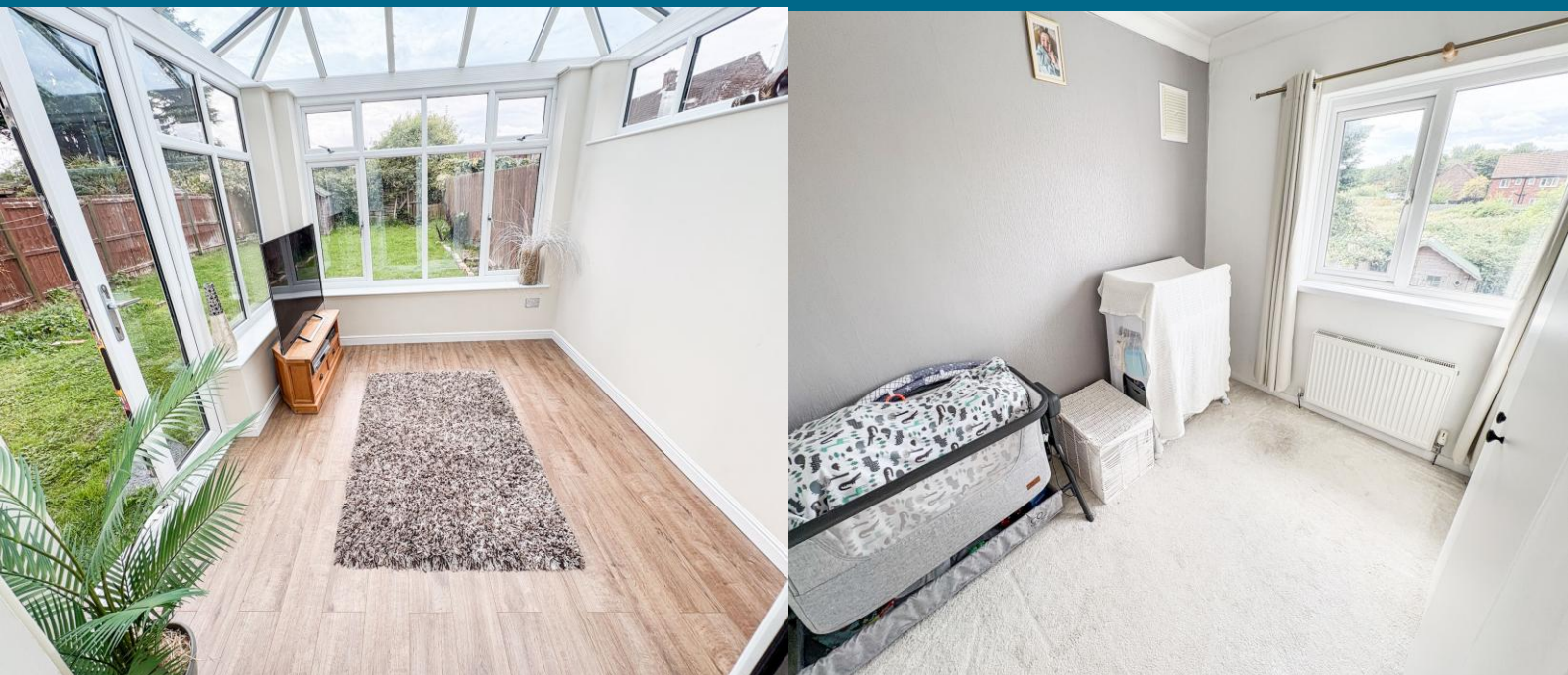
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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		83 B
69-80	C		
55-68	D	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.