



Font Drive | Blyth | NE24 4GQ

£180,000

Luxury, style and convenience come together effortlessly in this stunning three-bedroom semi-detached home, ideally located within easy reach of the new train station and local amenities. Beautifully presented throughout, this exceptional property offers modern family living on one of the area's most popular developments and is ready for its next owners to simply move in and enjoy. The accommodation briefly comprises a welcoming entrance hallway, convenient downstairs W.C., a contemporary fitted kitchen featuring a range of integrated appliances, and a superb lounge to the rear of the property. Flooded with natural light, this impressive living space benefits from French doors opening onto the rear garden, seamlessly blending indoor and outdoor living and creating the perfect environment for relaxing or entertaining. To the first floor, there are three generously proportioned bedrooms, including a spacious principal bedroom complete with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property continues to impress with well-maintained front and rear gardens, providing attractive outdoor space for families and keen gardeners alike. A single garage and off-street parking offer additional convenience and practicality. Combining stylish interiors, quality fixtures and fittings, and a highly desirable location close to excellent transport links, schools and the new train station, this fabulous home presents a fantastic opportunity for a wide range of buyers.

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Outstanding Three-Bedroom Semi

Close To New Train Station

Downstairs W.C And En Suite

**Garage And Off-Street
Parking**

**Mains Water, Electricity and
Sewage**

**Gas Heating, Fibre to Cabinet
Broadband**

Freehold, Council Tax Band B

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing, and single radiator.

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

LOUNGE: (front): 16'00 x 13'83, (4.87m x 4.21m), double glazed window to rear, built in storage cupboard, and door to rear garden.

KITCHEN: (rear): 10'73 x 8'68 (3.27m x 2.64m), double glazed window to front, double radiator, range of wall floor and drawer unit with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob with extractor fan space for fridge freezer and integrated washing machine and dishwasher.

FIRST FLOOR LANDING AREA: loft access and storage cupboard.

FAMILY BATHROOM: 3-piece suite comprising panelled bath, wash hand basin, low level wc, double glazed window to front, single radiator, and part tiling to walls.

BEDROOM ONE: (rear): 9'91 x 9'31, (3.02m x 2.83m), double glazed window to rear, single radiator and fitted wardrobes.

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

BEDROOM TWO: (front): 9'27 x 9'62, (2.82m x 2.93m), double glazed window to front, and single radiator.

BEDROOM THREE: (rear): 6'51 x 6'66, (1.98m x 2.02m), double glazed window to rear and single radiator.

EXTERNALLY: to the rear is laid mainly to lawn with decking area, to the front there is a single garage with power and lighting.

T: 01670 352900

Blyth@rmsestateagents.co.uk

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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: Garage/allocated parking space

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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 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.

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