



Honister Way | Blyth | NE24 3XB

£210,000

Combining generous living space, excellent presentation and a highly sought-after South Beach address, this gorgeous semi-detached home on Honister Way is perfectly suited to modern family living and benefits from off-street parking for two vehicles, an integral garage and excellent transport links via the new train station. Beautifully presented throughout, the accommodation briefly comprises an entrance porch leading into a bright and spacious lounge through diner, creating a wonderful space for both everyday family life and entertaining guests. To the rear, a delightful conservatory provides an additional reception area, enjoying pleasant views of the garden and offering the perfect spot to relax throughout the seasons. The well-appointed kitchen is fitted with a range of units and provides ample storage and workspace. To the first floor, the property continues to impress with three well-proportioned bedrooms, including a superb principal bedroom complete with its own en suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the home boasts attractive gardens to both the front and rear, providing space for outdoor dining, entertaining and family enjoyment. An integral garage, together with a driveway offering off-street parking for two vehicles, adds further practicality. Ideally situated close to South Beach, local amenities, schools and the new train station, this stunning home offers the perfect blend of coastal living, convenience and modern comfort. Early viewing is strongly recommended to fully appreciate the quality, space and location on offer.

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Gorgeous Three-Bedroom Semi

**Garage And Off-Street Parking for
Two Cars**

Main Bathroom and En Suite

Conservatory

**Freehold, Council Tax Band C,
EPC B**

**Mains Water, Electricity and
Sewage**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Double glazed entrance door. Part glazed door to lounge as well as door to garage.

LOUNGE: (front): 23'02" x 10'08", Double glazed bay window to front, double radiator x 2. Double glazed patio door to conservatory. Staircase to first floor.

KITCHEN: (rear): 10'09" x 12'04", Fitted with a range of wall and base units, wall and base cupboards, work surfaces, 1.5 bowl sink unit. Built in electric oven and gas hob, space for automatic washing machine, dishwasher and fridge/freezer. Wall mounted central heating boiler. Double glazed window and upvc door to rear.

CONSERVATORY: 8'00" x 10'0", Double glazed windows to rear and sides, double glazed French door to garden, laminate floor.

FAMILY BATHROOM: White three-piece suite comprising panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, laminate floor, radiator, extractor fan, double glazed frosted window to rear.

BEDROOM ONE: (rear): 11'02" x 9'01", Double glazed window to rear, fitted mirror fronted sliding door wardrobes, radiator.

EN-SUITE SHOWER ROOM: White two-piece suite comprising pedestal wash hand basin, low level w.c. Step in shower cubicle with gas shower, part tiled walls, extractor fan, radiator. Double glazed frosted window to rear.

BEDROOM TWO: (front): 9'06" x 9'02", Double glazed window to front, telephone and television points, access to roof space, radiator.

BEDROOM THREE: (front): 8'01" x 9'11", Double glazed window to front, fitted wardrobes and radiator.

EXTERNALLY: to the front is a driveway for up to two cars as well as garage, to the rear is laid mainly to lawn, with a paved patio and gated access to front.

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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: Garage/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

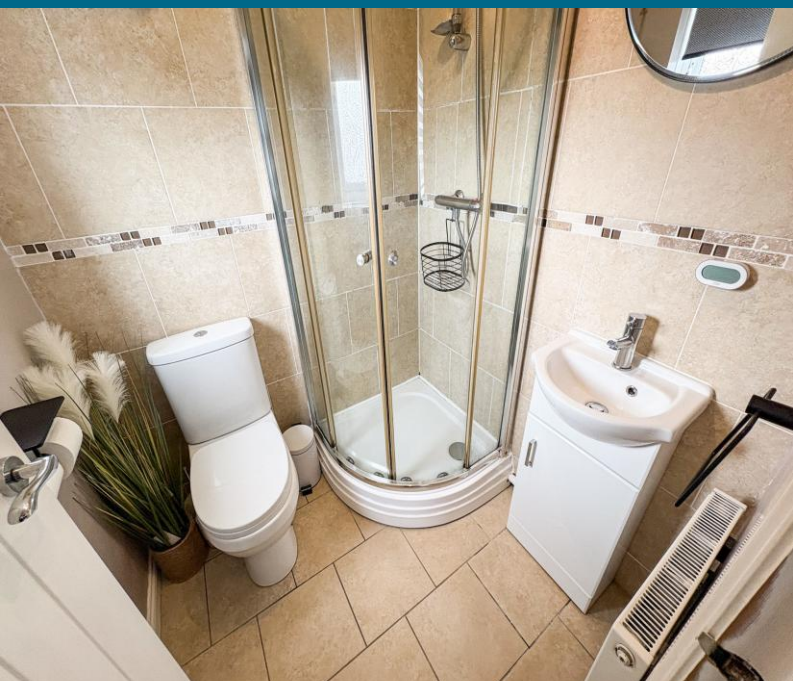
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: C

EPC RATING: B

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