



Rollyway Gardens | Blyth | NE24 5BH

£160,000

Enjoying a generous plot and an enviable south-facing garden, this exceptional three-bedroom home presents an ideal opportunity for those seeking space, comfort and stylish family living. Situated within a really popular residential estate in Blyth, the property benefits from a spacious driveway providing parking for three cars, while the generous plot offers excellent outdoor space. Upon entering, a welcoming hallway leads into the well-appointed ground-floor accommodation. The beautiful kitchen/diner provides a stylish and sociable space, ideal for both everyday family life and entertainment. A convenient downstairs WC adds further practicality. To the rear, the lounge offers a lovely connection to the garden, with doors opening directly onto the south-facing garden. A fantastic space for relaxing, entertaining and making most of the sunshine. Upstairs, there are three well-proportioned bedrooms, complemented by a main family bathroom, providing comfortable and versatile accommodation. With its generous plot, three-car driveway, south-facing garden and sought-after Blyth location, this is a wonderful family home offering an enviable combination of space, style and practicality.

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Gorgeous Three-Bedroom Semi

Large Plot with Three Car Drive

Southerly Facing Rear Garden

Cul De Sac Location

Mains Water, Electricity and Sewage

Downstairs W.C

Gas Heating, Fibre to Premises Broadband

Freehold, Council Tax Band B, Epc Rating B

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

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

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

LOUNGE: (rear): 10'83 x 13'54, (3.30m x 4.12m), double glazed window to rear, double radiator and door to rear garden,

KITCHEN/DINING ROOM: (front & side): 10'21 x 16'21, (3.11m x 4.99m), double glazed window to front, and side, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer and storage cupboard.

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 3-piece suite comprising paneled bath, pedestal wash hand basin, low level wc, double glazed window to side, heated towel rail, and part tiling to walls.

BEDROOM ONE: (front): 13'53 x 8'22, (4.12m x 2.51m), double glazed window to front, and single radiator.

BEDROOM TWO: (rear): 12'54 x 7'22, (3.82m x 2.20m), double-glazed window to rear and single radiator.

BEDROOM THREE: (rear): 9'06 x 6'05, (2.76m x 1.84m), double glazed window to rear and single radiator.

EXTERNALLY: To the front is off street parking for up to 3 cars, to the rear is laid mainly to lawn with 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

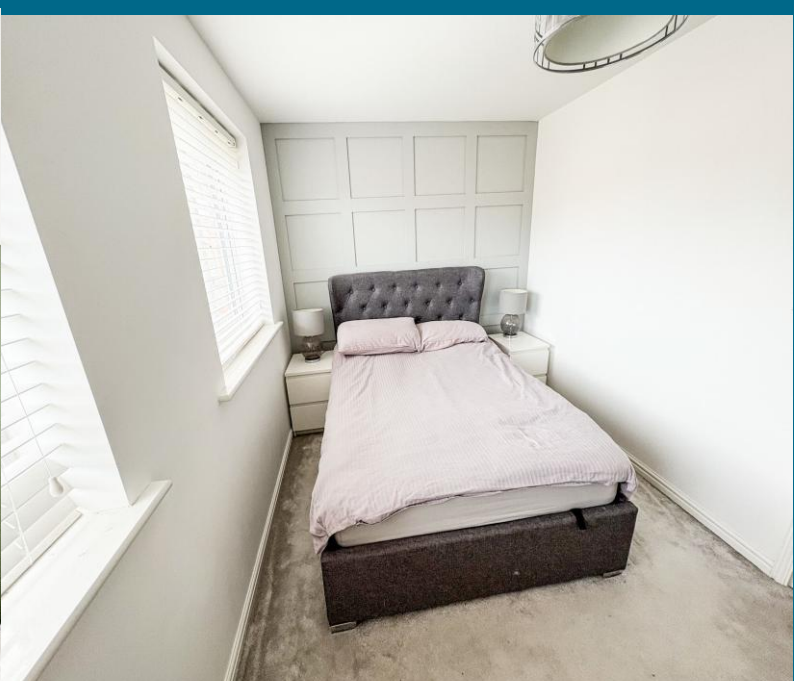
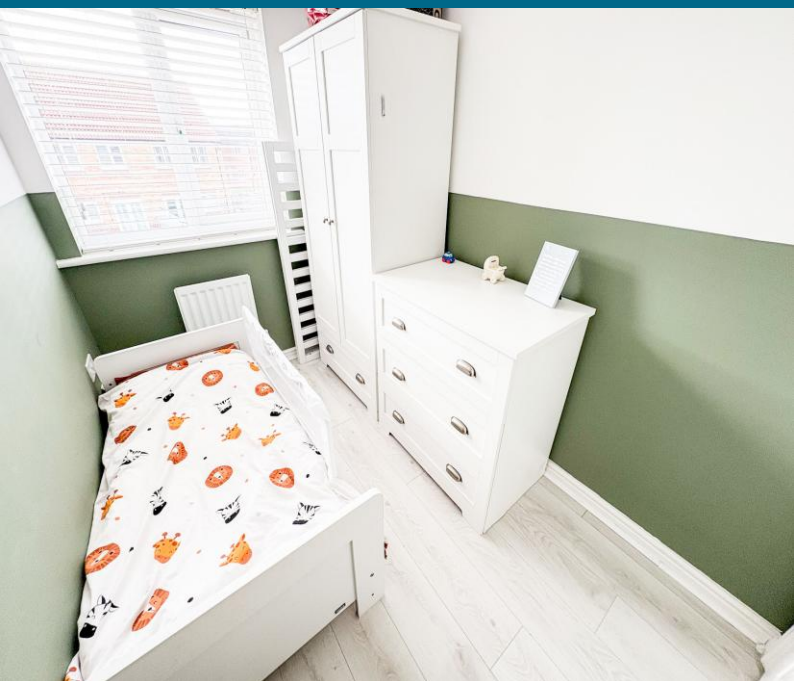
Charges: £40.37

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: B

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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.