



## Emblehope Grove Blyth

Welcome to this stunning three-bedroom detached home that combines style, comfort, and convenience. Nestled in a corner plot in a serene Cul-De-Sac, this property offers a generous living space and a large, beautifully landscaped south east garden, perfect for outdoor relaxation and entertaining. As you step inside, you'll find a spacious living room with ample natural light, creating a warm and inviting atmosphere. The contemporary kitchen /diner is fully equipped with modern appliances and provides plenty of storage and counter space, ideal for family meals and gatherings. An adjacent utility room adds convenience, making laundry tasks a breeze. For added convenience, there's a downstairs toilet, ideal for guests and family. The dining area opens directly onto the expansive garden, where you can enjoy alfresco dining or simply soak in the sun. The garden is south east facing ensuring plenty of sunlight throughout the day. Upstairs, you'll discover three comfortable bedrooms, including a spacious master suite with a private En-suite bathroom. The other two bedrooms are generously sized and share gorgeous well appointed family bathroom. This property also features a garage and off-street parking, providing ample space for vehicles and additional storage. With its fantastic location, easy access to local amenities, schools, and transport links, this home is perfect for families or those seeking a peaceful retreat while still being close to urban conveniences. Don't miss the opportunity to make this beautiful house your new home. Schedule a viewing today and experience the charm and comfort this property has to offer. Please call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

Asking Price **£210,000**

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# Emblehope Grove

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, double radiator, storage cupboard

#### CLOAKS

Low level WC, hand basin, single radiator



#### LOUNGE 12'94 (3.89) X 12'06 (3.06) maximum measurements

Double glazed window to front, single radiator

#### KITCHEN/DINING ROOM 18'04 (5.49) X 9'20 (2.79)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, electric fan assisted oven, integrated fridge/freezer and dish washer, double glazed patio doors to rear garden



#### UTILITY ROOM

Fitted base units, single radiator, plumbed for washing machine, door leading to rear garden and storage cupboard

#### FIRST FLOOR LANDING

Loft access

#### BEDROOM ONE 13'05 (3.96) x 10'70 (3.22) maximum measurements into recess

Double glazed window to front, single radiator

#### EN-SUITE

Double glazed window to front, low level WC, hand basin, shower cubicle, single radiator, part tiling to walls

#### BEDROOM TWO 9'61 (2.90) X 9'61 (2.90)

Double glazed window to rear, single radiator

#### BEDROOM THREE 9'56 (2.870) X 8'22 (2.48)

Double glazed window to rear, single radiator

#### BATHROOM

3 piece suite comprising: upgraded Jacuzzi panelled bath, wash hand basin set in vanity unit, low level WC, double glazed window to side, single radiator, part tiling to walls



#### FRONT GARDEN

Laid mainly to lawn.

#### REAR GARDEN

Artificial grass, decking, bushes and shrubs, south east facing

#### GARAGE

Single

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre (premises)  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway and garage in separate block  
NHBC Guarantee: 8 years remaining

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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

**COUNCIL TAX BAND: C**

**EPC RATING: B**  
BL00010166.AJ.DS.24/04/2024.V.2

Score	Energy rating	Current	Potential
92+	A		94 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 relation to this property.

**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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