



Meadow View

Blyth

Luxurious and stunning Three Bedroom detached family home located on this highly sought after development within the semi-rural village of Bebside. Built with large windows and boasting a country feel your family will love what this beautiful home has to offer. Stylish and contemporary, presented to the highest of standards throughout. Impressive hallway, downstairs cloaks/WC. Fabulous dining kitchen and sitting area with doors to the rear garden. To the first floor you have a Lounge, Two Bedrooms, Gorgeous family bathroom with shower. To the top floor you have a spacious landing, Bedroom One, Walk in wardrobe and Beautiful En-suite. Substantially improved rear garden with patio and lawn, front driveway boasting off street parking for Two Cars and attached garage. Energy efficient Air Source Heating System via radiators. NHBC warranty in place. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£290,000

ROOK
MATTHEWS
SAYER

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



Meadow View

Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard, access to garage

CLOAKS/WC

Low level WC, hand basin, wash hand basin set in vanity unit

LOUNGE 16'03 (4.95) X 10'564 (3.18)

Double glazed window to front, single radiator

KITCHEN/DINING ROOM 17'94 (5.41) x 10'70 (3.22) MAXIMUM MEASUREMENTS INTO RECESS AND UNITS

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob, plumbed for washing machine and dish washer, double glazed door to rear garden

BEDROOM ONE & DRESSING ROOM maximum measurements into double doors

Double glazed double doors to front, single radiator

ENSUITE

Double glazed window to rear, low level WC, hand basin, shower cubicle, tiling to walls and floor, heated towel rail, spot lights

BEDROOM TWO 14'82 (4.47) X 9'56 (2.87) minimum measurements excluding recess

Double glazed window to rear, single radiator

BEDROOM THREE

Double glazed window to front, single radiator

BATHROOM WC

3 piece suite comprising: shower over panelled bath, pedestal hand basin, low level WC, spot lights, double glazed window to rear, heated towel rail, tiled flooring

FRONT

Driveway for up to two vehicles

REAR GARDEN

Laid mainly to lawn, patio area, bushes and shrubs

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air Source Heat Pump

Broadband: ADSL modem

Mobile Signal Coverage Blackspot: No



Parking: Garage and Driveway
National Housing Building Certificate: 5 years remaining

MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes – extensions being built at properties in the street
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

COUNCIL TAX BAND: D

EPC RATING: B

BL00011271.AJ.DS.10/10/2024.V.1

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	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 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.

16 Branches across the North-East

