



Kings Gardens | Blyth | NE24 5HF

£125,000



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ROOK
MATTHEWS
SAYER

Stunning Three Bedroom Semi

**Garage and Off Street Parking
(Shared Drive)**

No Upper Chain

Southerly Facing Rear Garden

Porch and Extended To Rear

Modern kitchen And Bathroom

Modern kitchen And Bathroom

**Freehold, Council Tax A, EPC
Rating D**

Gas Heating, Fibre to Premises Broadband

For any more information regarding the property please contact us today

A rare opportunity to own a beautifully modernized three-bedroom semi, extended for space and flooded with natural light, this stunning three-bedroom semi-detached home has been thoughtfully refurbished and extended, offering a perfect blend of contemporary style and generous family living.

Every corner of this property has been carefully designed to maximize space, light, and functionality. The ground floor welcomes you with a porch, leading into a spacious lounge and a bright dining room, ideal for entertaining or relaxing with the family.

The modern kitchen complements the open-plan living areas, while French doors from the dining room lead directly onto a charming south-facing rear garden, perfect for alfresco dining and summer enjoyment.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, providing ample space for all the family.

Additional benefits include a garage with shared driveway, ensuring convenient off-road parking. Situated in a sought-after location and offered with no upper chain, this property represents a rare chance to move straight into a beautifully presented, ready-to-enjoy home.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Composite door and tiled floor

LOUNGE: (front & side): 10'18 x 16'72, (3.10m x 5.09m), double glazed window to front and side, and single radiator.

DINING ROOM: (rear): 7'91 x 11'37, (3.10m x 5.09m)

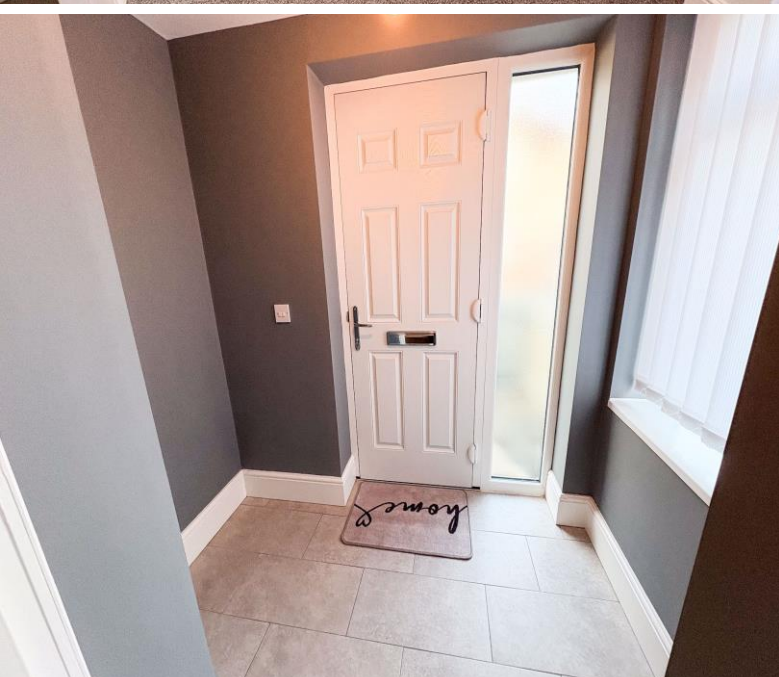
KITCHEN: (rear): 18'33 x 6'80, (5.58m x 2.07m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric oven and electric hob with extractor fan above, space for fridge freezer and plumbed area for washing machine as well as a door to side of property.

OFFICE: (rear): 7'25 x 5'12, (2.20m x 1.74m), extension used as office with doors to rear.

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FIRST FLOOR LANDING AREA: double glazed window to side and loft access.

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

BEDROOM ONE: (front): 9'85 x 11'90, (3.00m x 3.62m), double glazed window to front, and single radiator.

BEDROOM TWO: (rear): 9'81 x 9'35, (3.00m x 2.84m), double glazed window to rear and single radiator.

BEDROOM THREE: (front): 6'53 x 8'14, (1.93m x 2.48m), double glazed window to front and single radiator.

EXTERNALLY: to the front, low maintenance garden and driveway leading to garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East 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

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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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