



Violet Drive | Blyth | NE24 4TZ

£165,000



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ROOK
MATTHEWS
SAYER

Stunning Two Bedroom Semi

Downstairs WC

**Situated On the Highly Sought
After Portland Wynd**

**Freehold, Council Tax Band A and
EPC B**

**Fantastic South West Facing
Garden**

Must Be Viewed

Off Street Parking

Near Train Station

For any more information regarding the property please contact us today

This stylish property offers modern, comfortable living with high-quality finishes throughout — ideal for first-time buyers, young professionals, or small families looking for a move-in-ready home in a fantastic location. From the moment you step inside, you'll appreciate the care and attention to detail that has gone into maintaining this home. The welcoming entrance hall sets the tone, leading to a downstairs cloakroom/WC — a convenient feature for family life and guests alike. The spacious lounge is beautifully decorated and features an open-plan staircase leading to the first floor, giving the room a light, airy, and contemporary feel. This inviting living area offers plenty of space for relaxing or entertaining, with a stylish finish that complements any décor.

To the rear of the property, the stunning dining kitchen truly stands out as the heart of the home. Designed with both practicality and aesthetics in mind, it features modern fitted units, ample workspace, and integrated appliances. French doors open directly onto the private, south-facing rear garden, seamlessly blending indoor and outdoor living — perfect for entertaining friends, hosting family barbecues, or enjoying peaceful evenings in the sunshine.

Upstairs, you'll find two generous bedrooms, each tastefully decorated and offering plenty of natural light. The master bedroom is a relaxing retreat, while the second bedroom is perfect for guests, children, or even a home office. The contemporary family bathroom is beautifully presented, complete with a modern suite including bath, overhead shower, WC, and wash basin.

Outside, the enclosed south-facing rear garden provides a tranquil escape — low maintenance yet perfect for summer dining or simply unwinding after a long day. To the front, there is off-street parking, ensuring convenience for homeowners and visitors alike.

Additional benefits include double glazing, gas central heating, and the peace of mind that comes with a well-maintained, modern development. Located in a highly desirable area, this property offers easy access to local amenities, reputable schools, and excellent transport links, making it ideal for commuters as well as those looking for a quiet, community-focused environment.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Door

DOWNSTAIRS CLOAKS/W.C.: Low level WC, wash hand basin and double glazing

LOUNGE: 13'0 X 9'5 (3.96 X 2.87) Double glazing and radiator

KITCHEN: 14'3 X 8'8 (4.34 X 2.64M) double glazing window and patio doors to rear. Range of wall, floor and drawer units with work surfaces. Sink unit with mixer tap. Electric oven and gas hob. Integrated fridge/freezer and plumbed for washing machine

FIRST FLOOR LANDING AREA: double glazed window, large loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, door to:

FAMILY BATHROOM: Double glazing, radiator, shower over panelled bath, wash hand basin and low level WC

BEDROOM ONE: 14'3 X 10'6 (4.34 X 3.20M) MAX MEASUREMENTS INTO RECESS, double glazing, radiator and fitted wardrobes

BEDROOM TWO: 11'7 X 6'3 (3.53 X 1.91M) double glazing and radiator

FRONT GARDEN: Off street parking

REAR GARDEN: South West garden laid mainly to lawn

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: 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

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		

COUNCIL TAX BAND: A

EPC RATING: B

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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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