



Wooler Grange | Blyth | NE24 4ST

£240,000



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ROOK
MATTHEWS
SAYER

Four Bedroom Detached

**Freehold, Epc Rating C, Council
Tax Band D**

**Main Bathroom and Two En
Suites**

**Mains Water, Sewage and
Electricity**

Garage and Off Street Parking

Close To New Train Station

**Downstairs W.C and Utility
Room**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

Set within a peaceful and popular neighborhood, this wonderful four-bedroom detached home offers space, style, and comfort for the whole family. Ideally located close to Asda, popular local schools, major road links, and the new train station opening soon, it's perfectly suited for modern family life. The property welcomes you with a beautiful entrance hall leading to a light and airy lounge, providing a comfortable and inviting living space. The fantastic dining kitchen features integrated appliances and double-glazed French doors opening onto the rear garden, creating a seamless flow between indoor and outdoor living. A separate utility room and a convenient downstairs cloakroom/WC complete the ground floor. On the first floor, there are three well-proportioned bedrooms, including one with a contemporary en-suite shower room, along with a stylish family bathroom. The top floor is home to a spacious main bedroom with its own en-suite, offering a private retreat away from the rest of the home. Outside, the property boasts an excellent-sized rear garden, perfect for family gatherings and outdoor relaxation. A detached garage and driveway to the rear provide ample parking and storage. Beautifully presented throughout, this superb home perfectly combines style, comfort, and convenience — a truly outstanding choice for families looking to settle in a thriving community. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door.

ENTRANCE HALLWAY: Stairs to first floor landing, double radiator and storage cupboard.

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

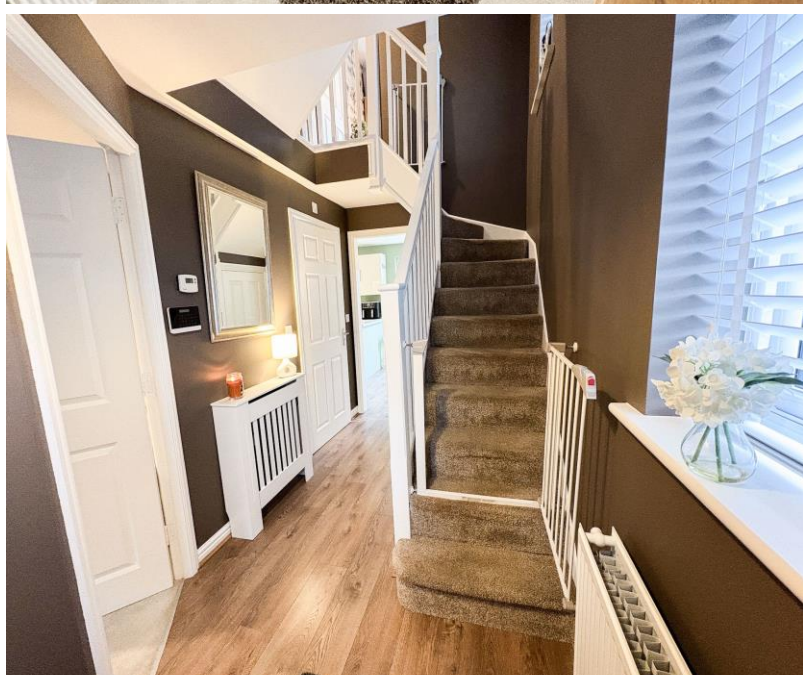
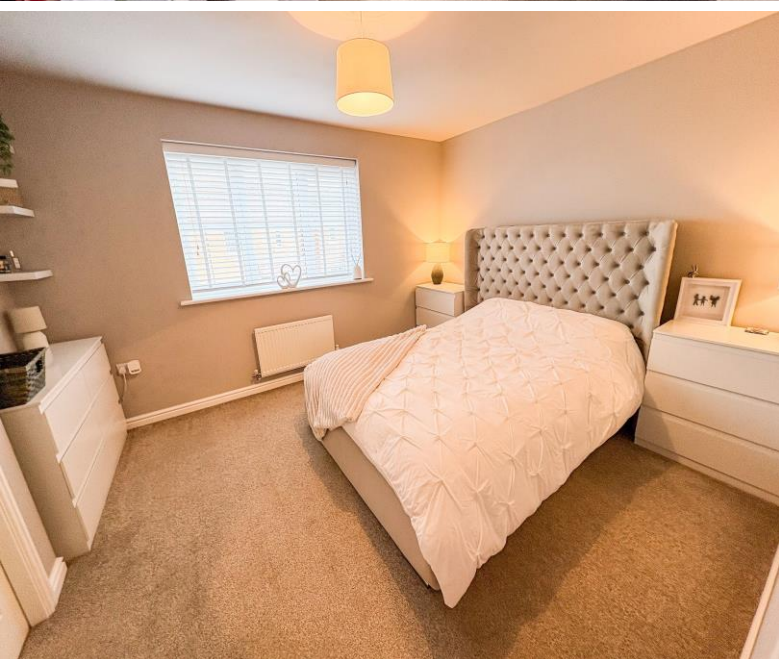
LOUNGE: (front): 12'98 x 12'22, (3.74m x 3.72m), double glazed window to front, single radiator.

KITCHEN&DINING ROOM: (rear): 18'05 x 9'26, (5.05m x 2.82m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor above, integrated fridge freezer and dish washer, and patio doors to rear garden.

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FIRST FLOOR LANDING AREA: built in storage cupboard.

FAMILY BATHROOM: 3 white piece suite comprising panelled bath, hand basin, low level WC, double glazed window to side, single radiator and part tiling to walls,

BEDROOM ONE: (rear): 11'44 x 13'64, (3.48m x 4.15m), double glazed window to rear, double radiator, and one Velux window to front.

EN-SUITE SHOWER ROOM: low level WC, hand basin, single radiator, shower cubicle, part tiling to walls as well as Velux window.

BEDROOM TWO: (front): 10'66 x 12'95, (3.24m x 3.194m), double glazed window to front, and single radiator.

EN-SUITE SHOWER ROOM: double glazed window to front, low level WC, sink and part tiling to walls as well as shower cubicle.

BEDROOM THREE: (rear): 9'56 x 9'52, (2.89m x 2.85m), double glazed window to rear and single radiator.

BEDROOM FOUR: (rear): 9'56 x 9'52, (2.89m x 2.85m), double glazed window to rear, and single radiator.

EXTERNALLY: single garage and off street parking to front as well as area of lawn, to the rear is laid mainly to lawn, patio area and decking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	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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