



Cypress Gardens | Blyth | NE24 2LP

£170,000



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ROOK
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SAYER

**Three Bedroom Semi, Sought
After Street**

Utility, And Conservatory

Two Reception Rooms

**Mains Water, Sewage and
Electricity**

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

**Rear Garden, Driveway and
Garage**

Gas Heating

For any more information regarding the property please contact us today

Positioned in the desirable Cypress Gardens area of Blyth, this traditional three-bedroom semi-detached home offers generous living space and a welcoming layout ideal for modern family life. The property opens with an inviting hallway that sets the tone for the rest of the home, leading into a bright and comfortable lounge with plenty of natural light. Adjacent to this is a well-proportioned dining room, perfect for family meals or entertaining guests, which flows seamlessly into the conservatory. This additional living space overlooks the rear garden, creating a lovely spot to relax throughout the year. A practical utility room provides handy extra storage and space for appliances, complementing the main living areas. The attached garage offers further flexibility, whether used for parking, storage, or as a workshop, while off-street parking to the front ensures convenience for busy households. The rear garden is designed for ease of maintenance and provides an attractive, private outdoor area, ideal for children to play, summer gatherings, or simply unwinding at the end of the day. Upstairs, the first floor hosts three well-sized bedrooms, each offering comfortable accommodation suitable for families, visiting guests, or a home office. The stylish bathroom features a shower cubicle and a free-standing bath, adding a touch of luxury. With no upper chain and situated in one of Blyth's most sought-after locations, this property represents an excellent opportunity for buyers seeking a spacious, well-positioned, and ready-to-move-into family home.

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: stairs to first floor landing and single radiator.

LOUNGE: (front) double glazed window to front

DINING ROOM: (rear): 14'37 x 11'07, (4.37m x 3.37m), double radiator and coving to ceiling

KITCHEN: (rear): 10'43 x 15'79, (3.17m x 4.81m), single radiator, range of wall floor and drawer units with roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, as hob as well as spotlight and a double glazed patio door to rear garden.

UTILITY ROOM: (rear): 8'18 x 4'67, (2.49m x 1.42m), fitted wall and base units, plumbed area for washing machine.

CONSERVATORY: 8'63 x 9'04, (2.63m x 2.75m), dwarf wall

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FAMILY BATHROOM: 4 piece suite comprising wash hand basin, shower cubicle low level wc, spotlights, freestanding bath, heated towel rail and extractor fan as well as double glazed window to rear

BEDROOM ONE: (front): 15'58 x 12'29, (4.74m x 3.74m), double glazed window to front and double radiator.

BEDROOM TWO: (rear): 11'07 x 11'63, (3.37m x 3.54m), double glazed window to rear, and single radiator.

BEDROOM THREE: 6'98 x 6'31, (2.12m x 1.92m), double glazed window and double radiator.

EXTERNALLY: to the front is laid mainly to lawn with off street parking and a single garage and to the rear is laid mainly to lawn with patio area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

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

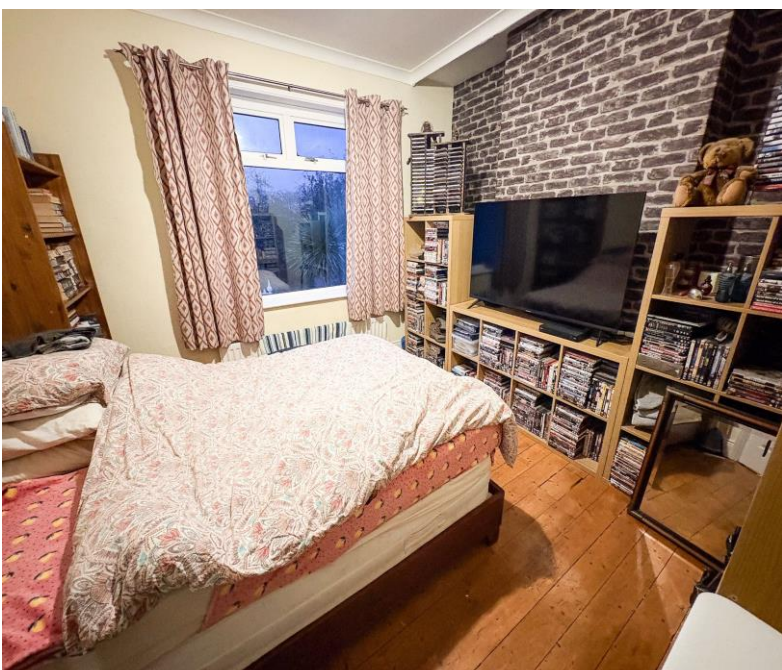
TENURE

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: C

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 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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