



Edlingham Green | Blyth | NE24 4GN

**£220,000**

Designed with family life in mind, this beautifully presented three bedroom detached home is set within a modern and well-established residential development. The property offers spacious and well-planned accommodation arranged over two floors and is ideally located close to ASDA, popular local schools, excellent transport links and the new train station, making it perfectly suited to busy family living. On entering the home, a welcoming and stylish entrance hall sets the tone for the high standard found throughout. The light and airy lounge provides a comfortable space to relax and unwind, while the impressive dining kitchen forms the heart of the home. Fitted with a range of integrated appliances, this fantastic family space also benefits from double glazed French doors that open directly onto the rear garden, creating an ideal setting for everyday meals and entertaining alike. A separate utility room adds practicality, complemented by a convenient downstairs cloakroom and WC. To the first floor, there are three well-proportioned bedrooms, all thoughtfully designed to suit family needs. Bedroom two benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a WC. Externally, the property boasts an excellent sized, southerly facing rear garden, providing a wonderful outdoor space for children to play and for enjoying outdoor dining during the warmer months. Further enhancing this attractive home is a detached garage and driveway to the rear, offering ample parking and storage. This stunning property is sure to appeal to families seeking a modern, comfortable and conveniently located home. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Stunning Three Bedroom Detached**

**Sort after Estate near New Train Station**

**Large Southerly Facing Garden**

**Mains Water, Electricity and Sewage**

**Downstairs W.C, En Suite and Handy  
Utility Room**

**Garage And Off street Parking**

**Gas Heating, Fibre to Premises  
Broadband**

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

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

##### **ENTRANCE DOOR**

**ENTRANCE HALLWAY:** tiled flooring, double radiator and storage cupboard

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

**LOUNGE:** (front): 12'99 x 12'21, (3.95m x 3.72m), double glazed window to front, and single radiator.

**KITCHEN:** (rear): 18'06 x 9'30, (5.50m x 2.83m), 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 oven and gas hob with extractor fan above, space for fridge freezer and dishwasher, tiling to floor, spotlights and double glazed patio doors to rear garden.

**FIRST FLOOR LANDING AREA:** double glazed window to side, loft access and built in storage cupboard,

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

**BEDROOM ONE:** (front): 10'71 x 12'94, (3.26m x 3.94m), double glazed window to front and single radiator.

**EN-SUITE SHOWER ROOM:** double glazed window to front, low level w.c, pedestal wash hand basin, shower cubicle and part tiling to walls.

**BEDROOM TWO:** (front): 9'47 x 9'60, (2.88m x 2.92m), double glazed window to rear, single radiator.

**BEDROOM THREE:** (rear): 9'54 x 8'34, (2.90m x 2.54m), double glazed window to rear, and single radiator.

**EXTERNALLY:** off street parking to front as well as a single garage, laid mainly to lawn, patio area and southerly facing garden.

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### 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: C**

**EPC RATING: C**

BL00011893.AJ.BH.06/01/2025.V.1



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## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 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.



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