



Glen Grove | Blyth | NE24 4GN

£167,000

Enjoying a quieter end-plot position, this end-link home is offered with no onward chain and is well placed for the new train station and local amenities. Situated on a peaceful residential grove, the property is conveniently located close to Asda, well-regarded local schools and provides excellent access to the A189 and A1, making it ideal for families and commuters alike. The home is well presented throughout and offers accommodation suited to modern family living. A welcoming entrance hallway leads to a contemporary breakfasting kitchen along with a useful downstairs cloakroom/WC. To the rear of the property is a spacious lounge and dining room, flooded with natural light and featuring French doors that open out onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. The family bathroom is also well appointed and includes a shower. Externally, the property enjoys a generous enclosed rear garden with a combination of lawn and patio areas, providing a private and family-friendly outdoor space. There is access to the front of the property, as well as a rear driveway and garage offering off-street parking. Overall, this is a beautifully maintained family home in a highly convenient and increasingly desirable location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Beautiful End Link Family Home

**Three Bedrooms, En-Suite
Shower Room**

Close To the New Train Station

Fabulous Bathroom with Shower

Downstairs Cloaks/w.c

**Mains Electric, Sewerage, Water,
Gas Heating, Fibre To Premises**

**Gorgeous Rear Lounge/Dining
Room, Doors to Garden**

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

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

DOUBLE GLAZED ENTRANCE FOOR TO:

ENTRANCE HALLWAY: Radiator

DOWNSTAIRS CLOAKS/W.C.: pedestal wash hand basin,
low level WC, and double glazed window

KITCHEN: (front): 10'9 x 8'8, (3.28m x 2.64m), gorgeous
cream fitted kitchen incorporating a rang of base, wall and
drawer units, roll edge work tops, single drainer sink unit
with mixer taps, integrated electric oven, gas hob, cooker
hood, plumbed area for washing machine, tiled splash
backs double glazed window and radiator.

LOUNGE/DINING ROOM: (rear): beautiful rear lounge and
dining room providing a lovely family home, large storage
cupboard, double glazed French doors to rear and radiator.

FIRST FLOOR LANDING AREA: loft access and airing
cupboard

FAMILY BATHROOM: beautiful family bathroom consisting
of, bath, shower, and wash hand basin with mixer taps, low
level WC, double glazed window radiator and tiled splash
backs.

BEDROOM ONE: (rear): 12'1 x 9'3, (3.68m x 2.82m),
radiator, double glazed window and door to:

BEDROOM TWO: (front): 9'11 x 9'2, (3.02m x 2.79m),
radiator and double glazed window.

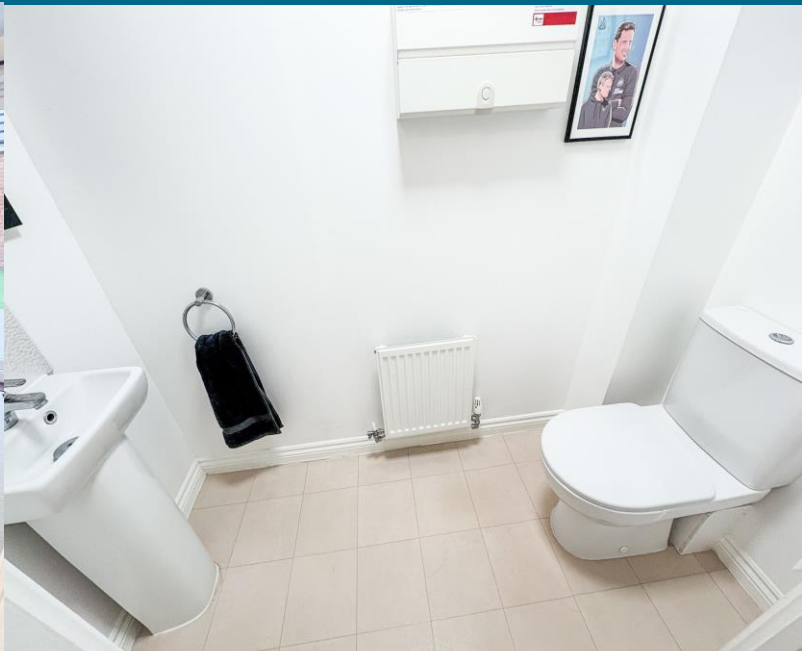
BEDROOM THREE: (rear): 8'2 x 7'5, (2.48m x 2.26m),
radiator and double glazed window.

EXTERNALLY: lovely, enclosed rear garden with patio and
astro turf, gated access to front and to the rear a driveway
and garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/allocated driving space

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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 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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