



Primrose Gardens | Blyth | NE24 4TY

Offers over £190,000

This luxurious and impeccably styled semi-detached family home occupies a prime position within the highly sought-after Portland Wynd development. Finished to an exceptional standard and enhanced by a host of quality upgrades throughout, the property enjoys a desirable westerly aspect and an improved, well-established rear garden, together with a rear garage and driveway. Ideally located close to the new train station and surrounded by lovely walks, the home perfectly balances convenience with a superb lifestyle setting. Internally, the accommodation is both elegant and practical, featuring a splendid kitchen with integrated appliances, a stylish downstairs cloakroom/W.C., and a spacious rear lounge/dining room where French doors open directly onto the garden, creating a wonderful space for entertaining and relaxed summer living. To the first floor are three beautifully presented bedrooms, including two generous doubles, with the principal bedroom benefiting from contemporary fitted wardrobes and a stunning En-suite shower room. Completing the accommodation is a gorgeous family bathroom, finished with mirrored walls, a white suite and modern tiling, further enhancing the refined feel of this exceptional family home. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Stunning Semi on the Highly
Regarded Portland Wynd**

**West Facing Rear Garden,
Garage and Drive**

**Downstairs Cloaks/w.c.,
Fabulous En-Suite**

**Leasehold, 999 from 2025 with
Approximately 988 Left Epc Rating B,
Council Tax Band B**

**Immaculate, Lounge/Dining
Room with Doors to Garden**

Splendid Kitchen with Appliances

**Three Bedrooms, Master with
Robes**

**Mains Electric, Sewerage, Water
Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY:

Turned staircase to the first floor, radiator

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c, radiator, tiled splash backs.

LOUNGE/DINING ROOM: (rear): 16'8 x 14'10, (5.12m x 4.29m),

Maximum measurements into alcove and recess, a beautifully presented lounge and dining area enjoying double glazed French doors, opening to the rear garden, large under-stair cupboard, additional double glazed window, two radiators

KITCHEN: 10'6 x 7'5, (3.23m x 2.29m),

A fabulous, white fitted kitchen incorporating a range of base, wall and drawer units, coordinating worktops, integrated fridge and freezer, electric oven, gas hob and stainless steel cooker hood, plinth heaters, radiator, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, Georgian bar double glazed window, laminate effect flooring

FIRST FLOOR LANDING AREA:

Loft access, storage cupboard containing combination boiler

BATHROOM:

A stunning, upgraded family bathroom comprising of bath with chrome recessed hot and cold controls, half pedestal sink unit with mixer taps, low level w.c with push button cistern, tiled floor, modern tiling to walls, panelled ceiling with spotlights, fitted mirrored walls, radiator, ceiling extractor

MASTER BEDROOM: (front): 10'6 x 8'0, (3.23m x 2.4m),

Plus door recess, large fitted storage cupboard, attractive, contemporary sliding mirrored robes, radiator, Georgian Bar double glazed window, door to:

EN-SUITE SHOWER ROOM:

Large shower cubicle with recessed chrome controls and daisy waterfall spray from ceiling, half pedestal sink unit with mixer taps, low level w.c with push button cistern, tiled floor and tiled shower area and splash backs, Georgian Bar double glazed window, radiator

BEDROOM TWO: (rear): 10'10 x 7'9, (3.07m x 2.40m),

Radiator, double glazed window

BEDROOM THREE: (rear): 7'3 x 6'8, (2.22m x 2.07m),

Radiator, double glazed window

EXTERNALLY:

A beautiful, substantially improved rear garden with a delightful Westerly aspect. Paved patio, lawned area with borders, mature shrubs and plants, gated access to side, leading to detached garage and driveway. Enclosed front garden area with lawn and path, fence and gated access

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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: Driveway, garage and on street parking

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

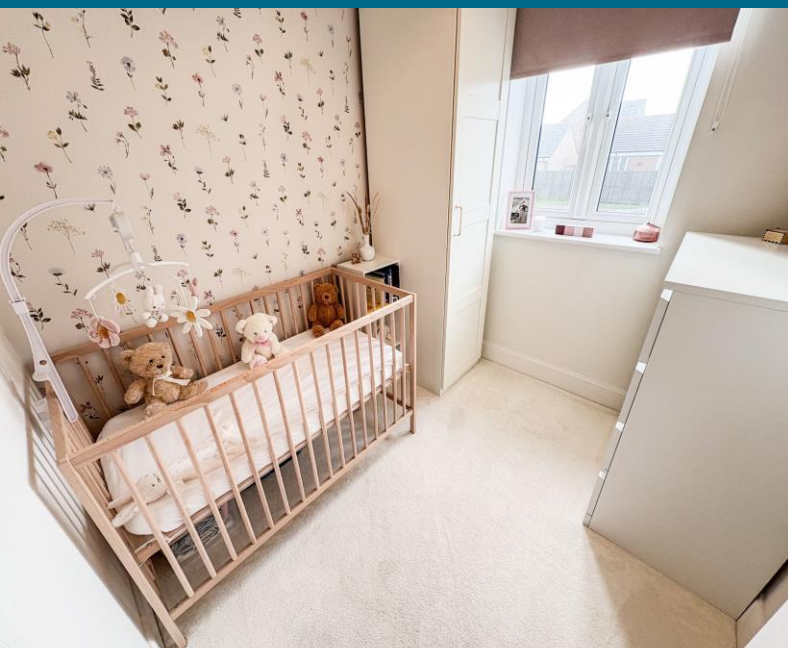
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 2017 and 988 approximately remaining.
Ground Rent: £150 per annum.
Service Charge: £313

COUNCIL TAX BAND: B

EPC RATING: B

BL00011930.AJ.BH.02/02/2026.V.1



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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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