



Yeavring Way | Blyth | NE24 4SU

**£180,000**

Boasting a show home finish throughout, this superb three-bedroom semi-detached home is ideally positioned within a quiet cul-de-sac, delivering both elegance and practicality. This beautifully presented three-bedroom semi-detached home offers a perfect blend of style, comfort, and convenience. Upon entering, you are welcomed by a bright and inviting hallway leading to a convenient downstairs W.C. and a spacious, sun-filled lounge—ideal for relaxing or entertaining. To the rear, the property boasts a modern kitchen diner with double doors opening out onto a delightful southerly-facing garden, allowing for plenty of natural light and seamless indoor-outdoor living—perfect for summer gatherings. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en suite, along with a contemporary family bathroom. Externally, the home benefits from two off-street parking spaces to the front and a private rear garden. Ideally located close to the train station, this property is perfect for commuters while still offering a peaceful residential setting. 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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**Beautiful Three Bedroom  
Semi**

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

**Gorgeous Southerly Facing  
Garden**

**Close To New Train Station**

**Downstairs W.C and En  
Suite**

**Mains Water, Electricity And  
Sewage**

**Off Street Parking For Two  
Cars**

**Gas Heating , Fibre To  
Premises Broadband**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance Door

**ENTRANCE HALLWAY:** Stairs to first floor landing, and single radiator.

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

**LOUNGE:** (front): 11'95 x 14'5, (3.64m x 4.28m), double glazed window to front, single radiator, and built in storage cupboard.

**KITCHEN:** (rear): 15'36 x 8'74, (4.68m x 2.66m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, tiled splash backs, electric oven, gas hob, space for fridge freezer, plumbed area for washing machine, and spotlights as well as doors to rear garden.

**FIRST FLOOR LANDING AREA:** loft access and built in storage cupboard.

**LOFT:** boarded loft, pull down ladders as well as power and lighting.

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

**BEDROOM ONE:** (rear): 11'93 x 9'54, (3.63m x 2.90m), double glazed window to front, single radiator as well as built in cupboard.

**EN-SUITE SHOWER ROOM:** double glazed window to rear, low level wc, single radiator, shower cubicle and part tiling to walls.

**BEDROOM TWO:** (front): 9'20 x 7'57, (2.81m x 2.28m), double glazed window to rear, and single radiator.

**BEDROOM THREE:** (front): 7'59 x 5'82, (2.31m x 1.77m), double glazed window to rear, and single radiator.

**EXTERNALLY:** to the rear is south facing patio area with astro turf, to the front is one off street parking space.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre to Premises  
Mobile Signal Coverage Blackspot: No  
Parking: 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

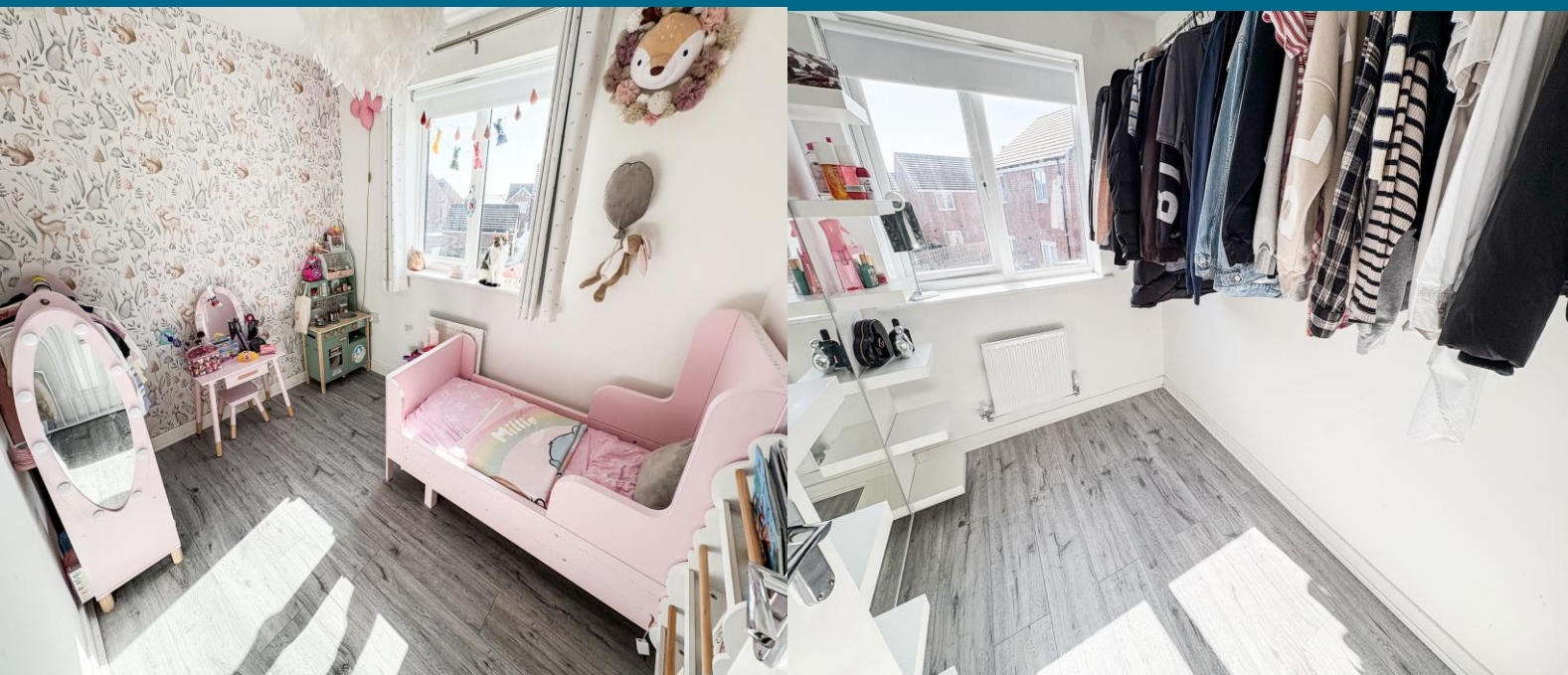
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Any Other Charges/Obligations: Approx. £98.88 per annum

**COUNCIL TAX BAND: B**

**EPC RATING: B**

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	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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