



Bakethin Crescent | Blyth | NE24 4GA

# Offers Over £235,000

Occupying a superb position on one of Blyth's most sought-after family developments, this impressive four-bedroom detached residence enjoys delightful open views to the front, creating a wonderful sense of space and setting it apart from the ordinary.

Perfectly placed for modern family life, the property is within easy reach of local shops, highly regarded schools, excellent transport links, major motorway connections, and the much-anticipated new train station, making commuting and day-to-day convenience effortless. Step inside and discover a home designed with family living in mind. The welcoming lounge provides a comfortable retreat, while the heart of the home is undoubtedly the spacious kitchen diner – an ideal space for busy mornings, family meals and entertaining alike. A practical utility room and downstairs WC add further convenience to everyday living. To the first floor, four well-proportioned bedrooms offer flexible accommodation for growing families. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom. Externally, the property continues to impress. A driveway provides ample off-street parking and leads to the integral garage. To the rear, a beautifully positioned southerly-facing garden enjoys sunshine throughout the day, creating the perfect backdrop for outdoor dining, children's play and family gatherings. Combining generous living space, a fantastic family-friendly location, open front-facing views and a sun-soaked rear garden, this is a home that offers both practicality and lifestyle in equal measure. 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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**Detached House**

**Four Bedrooms**

**Utility & Downstairs W.C**

**En Suite To Master**

**Southerly Facing Rear**

**Garage and Off Street**

**Close To Train Station**

**Viewing Highly**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** Stairs to first floor, radiator:

**DOWNSTAIRS CLOAKS/W.C.:** Double glazed window, low level w.c, wash hand basin, radiator

**LOUNGE:** (front): 11'10 x 15'75 (3.38m x 4.80m)  
Double glazed window, radiator

**KITCHEN:** (rear): 10'32 x 18'41 (3.14m x 5.61m)  
Double glazed window to rear, range of wall, floor and drawer units with roll top work surfaces, coordinating sink and drainer unit with mixer tap, tiled splash backs, electric fan assisted oven with gas hob, extractor above, space for fridge freezer, radiator, built in cupboard, double glazed doors to rear garden.

**UTILITY ROOM:** 6'98 x 5'23 (2.12m x 1.59m)  
Door to side garden, work surfaces, plumbed for washing machine, radiator.

**FIRST FLOOR LANDING:** Built in cupboard, loft access.

**LOFT:** Partially boarded

**BEDROOM ONE: 11'09 x 10'32 (3.38m x 3.15m) min. measurements excluding recess.**  
Double glazed window to front, built in cupboard, radiator.

**EN SUITE:** Double glazed window to side, low level w.c, wash hand basin, shower cubicle, heated towel rail, tiling to walls.

**BEDROOM TWO: 9'29 x 12'28 (2.83m x 3.74m)**  
Double glazed window to front, radiator.

**BEDROOM THREE: 9'65 x 9'29 (2.94m x 2.83m)**  
Double glazed window to rear, radiator.

**BEDROOM FOUR: 7'22 x 9'59 (2.20m x 2.92m)** double glazed window to rear, radiator.

**BATHROOM:** Three piece suite comprising panelled bath, wash hand basin, low level w.c, part tiled walls, radiator.

**FRONT GARDEN:** Laid mainly to law with off street parking.

**REAR GARDEN:** Fenced boundaries, laid mainly to lawn, southerly facing.

**GARAGE:** Attached integral garage.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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

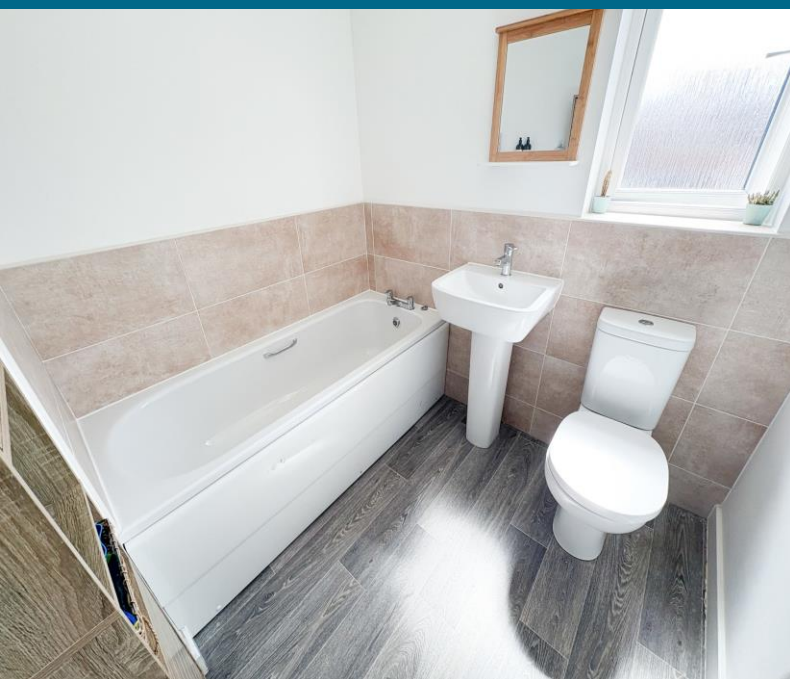
## TENURE

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: D**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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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