



Maidstone Road | Blyth | NE24 4UP

£325,000

With four bedrooms, a garage, generous parking and a south-facing garden, this is a home that effortlessly combines comfort, convenience and space. Situated within a popular residential development close to Blyth's new train station, this impressive four-bedroom detached home is perfectly suited to modern family living. The property benefits from a garage, off-street parking for two vehicles and a delightful southerly-facing rear garden, providing an excellent space for relaxing, entertaining and enjoying the warmer months. Internally, the accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, a convenient ground floor W.C. and a stylish kitchen/diner fitted with a range of units and integrated appliances, creating the perfect hub for everyday family life. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a family bathroom. Ideally located for local amenities, schools and excellent transport links, this fantastic detached home offers a wonderful opportunity for buyers seeking a spacious family property in a convenient location.

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Four Bedroom Detached

Master with en Suite

Downstairs Cloaks/ W.c

Southerly Facing Rear Garden

**Garage , Off Street Parking
For Two Cars**

Close To Train Station

Gas Heating & Double Glazed

Viewings Essential

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door:

ENTRANCE HALLWAY: Stairs to first floor landing, double radiator, storage cupboard:

DOWNSTAIRS CLOAKS/W.C: Low level w.c, pedestal wash hand basin, part tiling to walls, double radiator

LOUNGE: (front): 9'93 x 15'6, (3.02m x 4.83m), Double glazed window to front, double radiator.

KITCHEN DINER: (rear): 11'22x 27'61, (3.41m x 8.41m), Double glazed window to rear, double radiator, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with extractor over, integrated fridge/ freezer, dishwasher, microwave, plumbed for washing machine, spotlights. Double glazed doors to rear.

FIRST FLOOR LANDING AREA: Loft access, built in storage cupboard, double radiator.

LOFT: Pull down ladders, partially boarded, lighting and power.

BEDROOM ONE: (rear): 13'96 x 9'91, (4.25m x 3.02m) max measurements exc luding recess. Double glazed window to front, double radiator, fitted wardrobes.

EN SUITE: Double glazed window to front, low level w.c, pedestal wash hand basin, shower cubicle, part tiling to walls, extractor fan, double radiator.

BEDROOM TWO: (rear): 9'90 x 11'48, (3.01m x 3.49m), double glazed window to rear, double radiator.

BEDROOM THREE: (front): 10'29 x 13'87, (3.13m x 4.20m), max measurements into recess. Double glazed window to front, fitted wardrobes, double radiator.

BEDROOM FOUR: (rear): 7'80 x 10'35, (2.37m x 3.15m), Double glazed window to rear, double radiator.

FAMILY BATHROOM: White suite comprising paenled bath, pedestal wash hand basin, low level w.c, spotlights, heated towel rail, part tiling to walls.

FRONT GARDEN: Mainly laid to lawn, off street parking for two cars.

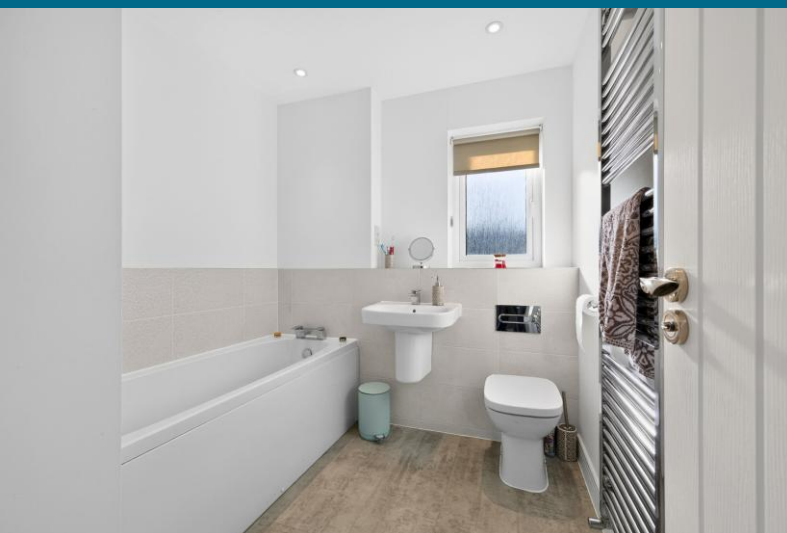
REAR GARDEN: Fenced boundaries, mainly laid to lawn, patio area, gravelled, outside tap, south facing

GARAGE: with electrics

T: 01670 352900

Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

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. -

TENURE

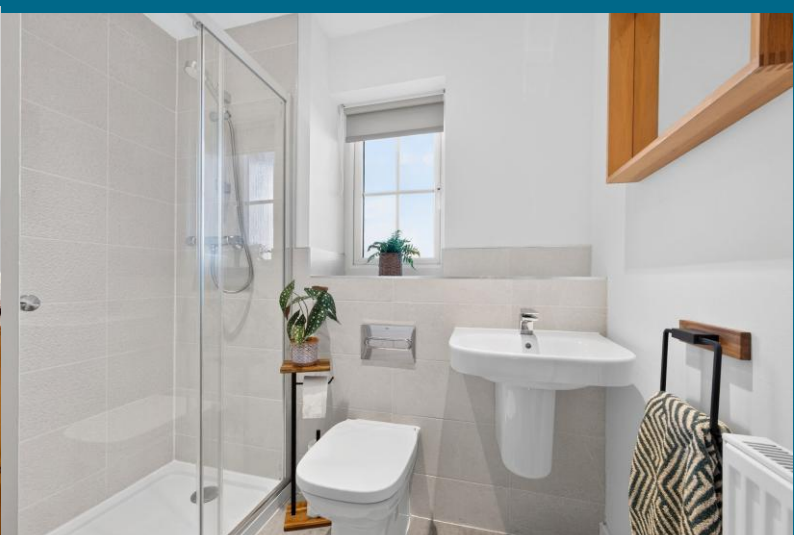
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser
Estate Fee - £150 per annum

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: D

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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



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.