



Hexham Gardens | Blyth | NE24 4RX

£220,000

Combining striking modern design with an unbeatable location near the new train station, this four-bedroom semi-detached townhouse offers refined living across three beautifully appointed floors. Ideally situated close to reputable schools, Asda, and excellent transport links via the A189 and A1, this stunning home presents an exceptional opportunity for families and professionals alike. Upon entering, a welcoming hallway leads to a convenient downstairs WC and an impressive open-plan kitchen and dining area — the true heart of the home. Thoughtfully designed for both everyday living and entertaining, this contemporary space is enhanced by bi-fold doors that seamlessly extend the interior into the beautifully enclosed rear garden, creating a perfect setting for gatherings and outdoor relaxation. The first floor hosts a sophisticated main lounge, providing an elegant yet comfortable retreat. The principal bedroom also features on this level, complete with a luxurious en-suite, offering privacy and indulgent comfort. The second floor continues to impress with a spacious second bedroom benefiting from its own en-suite, a third bedroom with private access to the main bathroom, and a versatile fourth bedroom ideal as a guest room, nursery, or stylish home office. Further enhancing its appeal, the property boasts gas central heating, double glazing, generous storage throughout, an integral garage, and off-street parking for two vehicles. Offering a superb blend of space, style, and convenience in a prime position near the new train station, this exceptional home is certain to attract significant interest. Call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Gorgeous Four Bedroom
Town House**

**Garage and off Street
Parking for Two Cars**

Bi fold Doors to Rear

**Two En Suites, Main
Bathroom and Downstairs
W.C**

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

**Gas Heating, Fibre to
Premises Broadband**

**Mains Water, Sewage,
Electricity**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing, tiled flooring single radiator and storage cupboard.

DOWNSTAIRS CLOAKS/W.C.: low level wc, wash hand basin, double glazed window, part tiling to walls, and single radiator.

LOUNGE: (rear): 11'82 x 15'52, (3.60m x 4.73m), double glazed window to rear, and single radiator.

KITCHEN/DINING ROOM: 13'49 x 9'62, (4.11m x 2.93m), range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink and unit with mixer tap, electric oven, gas hob, space for fridge freezer, washing machine, dishwasher and microwave, plumbed area for washing machine, tiling to floor and bifolding doors to rear garden.

CONSERVATORY: single radiator

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 3 piece suite comprising panelled bath, hand basin, low level wc, double glazed window to front, double radiator and part tiling to walls.

BEDROOM ONE: (front): 13'62 x 8'86, (4.15m x 2.70m), double glazed window to front, double radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM: low level wc, wash hand basin, shower cubicle, part tiling to walls, heated towel rail, and tiled floor.

BEDROOM TWO: (rear): 8'58 x 11'06, (2.61m x 3.37m), double glazed window to rear, double radiator.

EN-SUITE SHOWER ROOM: low level wc, wash hand basin, and heated towel rail.

BEDROOM THREE: (front): 8'65 x 10'43, (2.65m x 3.17m), double glazed window to front, and double radiator.

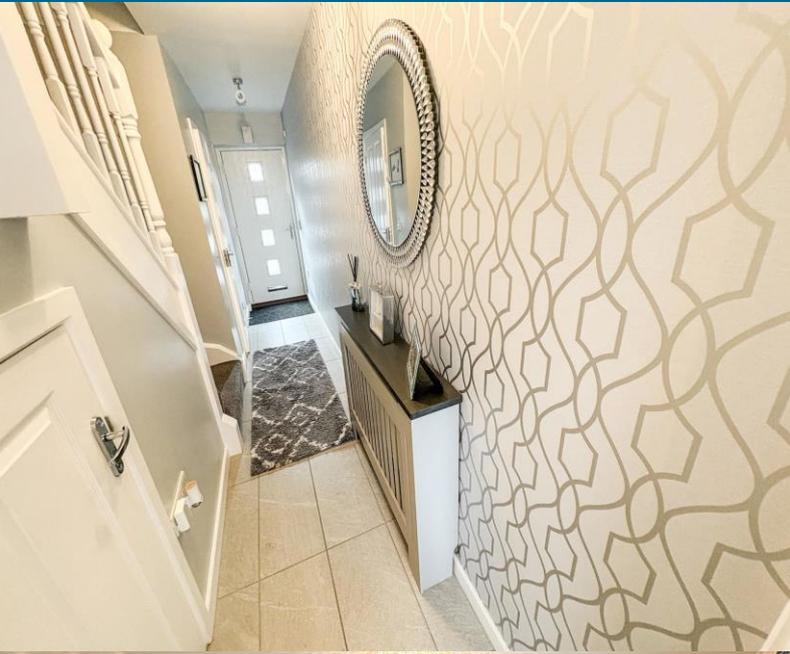
BEDROOM FOUR: (rear) 6'69 x 10'10, (2.03m x 3.07m), double glazed window to rear, and double radiator.

EXTERNALLY: to the front is a single garage with block paving and space for two cars, to the rear is a low maintenance garden.

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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: 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

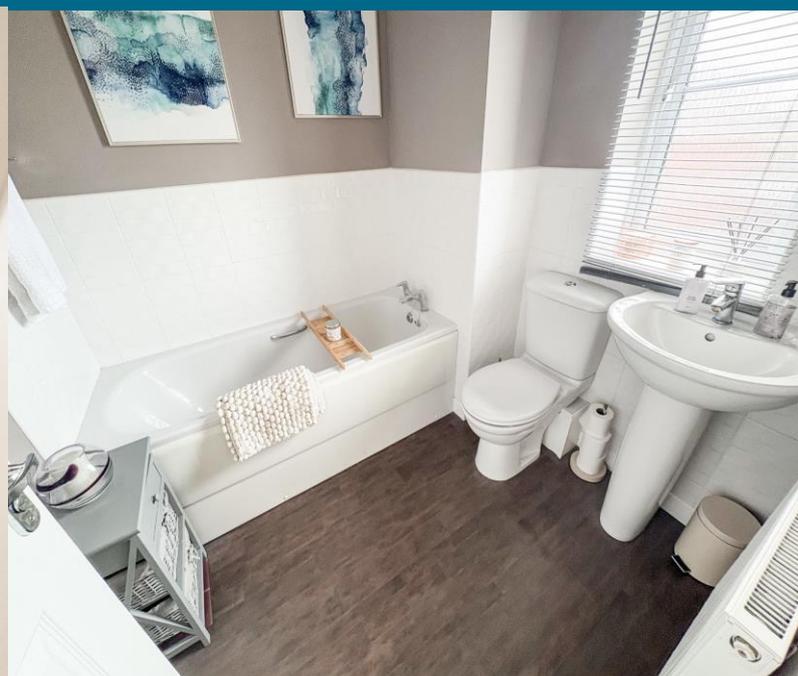
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Site Fees: £80 per year

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 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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