



Matfen Close | Blyth | NE24 5DG

**£105,000**

Enjoying a lovely open aspect to the front, this three-bedroom end-link home is offered for sale with no upper chain. Situated on the popular Matfen Close within the well-established Cowpen Farm Estate, Blyth, the property offers spacious and versatile accommodation ideal for families, first-time buyers or investors alike. The accommodation briefly comprises: entrance hallway leading into a bright and spacious lounge through diner, providing an excellent living and entertaining space with plenty of natural light. The fitted kitchen offers a range of wall and base units with access through to a useful utility area, adding further practicality to the home. To the first floor there are three well-proportioned bedrooms along with a family bathroom fitted with a three-piece suite. Externally, the property benefits from an open front garden with attractive open views, while to the rear there is an enclosed yard offering a private outdoor space together with access to the garage. Off-street parking is also available. Conveniently located close to local schools, shops, amenities and transport links, this property represents an excellent opportunity to purchase a well-positioned home within a popular residential area of Blyth. Early viewing is recommended. 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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**Three Bedroom House**

**Utility Area to Rear**

**No Upper Chain**

**Gas Heating, Fibre To  
Premises Broadband**

**Garage and Off Street  
Parking**

**Freehold, Council Tax Band  
A**

**Mains Water, Electricity, Sewage**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE HALL**

Double glazed entrance door, double glazed window to front, staircase to first floor, under stairs cupboard, double radiator.

**LOUNGE 11' 09" (3.58m) x 23' 06" (7.16m)**

Triple glazed window to front and rear, fitted gas fire, and two double radiators.

**KITCHEN 8' 0" (2.44m) x 11' 02" (3.4m)**

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric oven and gas hob, extractor hood, space for automatic washing machine, breakfast bar, part tiled walls, tiled floor, wall mounted central heating boiler, radiator, triple glazed window to rear.

**UTILITY 4' 06" (1.37m) x 10' 11" (3.33m)**

Work surfaces, radiator, double glazed window and door to rear, plumbed for washing machine, also space for tumble dryer, radiator.

**FIRST FLOOR LANDING**

Access to half boarded roof space via loft ladder with lighting and radiator

**BEDROOM ONE 10' 04" (3.15m) x 11' 05" (3.48m)**

Triple glazed window to front, fitted mirror fronted sliding door wardrobes, and double radiator.

**BEDROOM TWO 11' 01" (3.38m) x 11' 05" (3.48m)**

Triple glazed window to rear, fitted mirror fronted sliding door wardrobes, double radiator.

**BEDROOM THREE 6' 05" (1.96m) x 5' 11" (1.8m)**

Triple glazed window to front, double radiator.

**FAMILY BATHROOM**

White three piece suite comprising panelled bath with electric shower over, wash hand basin, low level w.c, tiled walls and floor, double radiator, and triple glazed frosted window to rear.

**EXTERNALLY**

Open plan front garden laid to lawn. Detached garage to rear with roller shutter door, light and power points. Enclosed rear yard with double wrought iron gates providing off street parking, exterior lighting and external water supply

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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

### 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: A

### EPC RATING: TBC

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