



Halidon Walk | Blyth | NE24 4JY

**£185,000**

Morning school runs, easy commutes, and space to grow—this beautifully presented three-bedroom semi in Blyth is perfectly designed for modern family life from day one. Set on a popular and well-established estate, just moments from the new train station, this home combines everyday practicality with a touch of style. The welcoming lounge provides a comfortable space to unwind, while the contemporary kitchen diner forms the heart of the home—ideal for everything from busy weekday breakfasts to relaxed weekend entertaining. A convenient downstairs WC completes the ground floor. Upstairs, the property continues to impress with three well-proportioned bedrooms, including a spacious main bedroom benefitting from its own en-suite, alongside a sleek and modern family bathroom designed with both comfort and functionality in mind. Externally, the home offers a private, enclosed rear garden—perfect for children to play safely or for enjoying outdoor dining in the warmer months. A garage and off-street parking add further convenience, catering effortlessly to the demands of family life. Ideally located close to local shops, reputable schools, and excellent transport links, this is a home that truly balances comfort, convenience, and lifestyle—making it a superb choice for growing families looking to settle in a thriving Blyth community. 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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**Gorgeous Three Bedroom  
Semi**

**Rear Garden Not  
Overlooked**

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

**Downstairs WC and En  
Suite**

**Close To New Train Station**

**Mains Water, Sewage and  
Electricity**

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

**Gas Heating, Fibre To  
Premises Broadband**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE PORCH:** UPVC Entrance door

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, hand basin, part tiling to walls and single radiator.

**LOUNGE:** (front): 10'26 x 16'13, (3.12m x 4.91m), double glazed window to front, and double radiator.

**KITCHEN:** (rear): 18'77 x 7'60, (5.72m x 2.31m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed area for washing machine, spotlights and double doors to rear garden.

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

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to side, heated towel rail and part tiling to walls.

**BEDROOM ONE:** (rear): 14'23 x 9'64, (2.93m x 4.33m), double glazed window to front, and double radiator.

**EN-SUITE SHOWER ROOM:** double glazed window to front, low level WC, hand basin, shower cubicle, part tiling to walls and heated towel rail.

**BEDROOM TWO:** (rear): 8'75 x 11'20, (2.66m x 3.41m), double glazed window to rear, and single radiator.

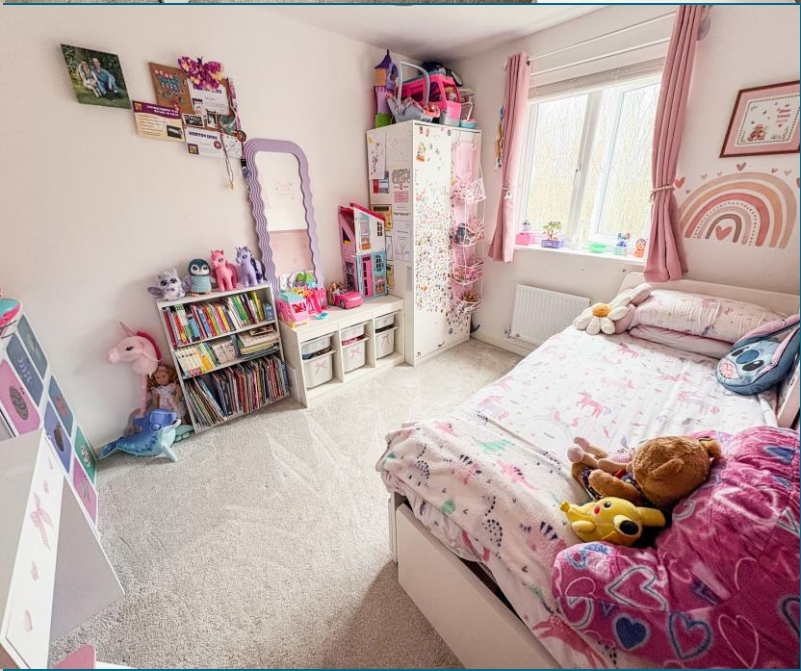
**BEDROOM THREE:** (rear): 9'80 x 7'96, (2.98m x 2.42m), double glazed window to rear, and single radiator.

**EXTERNALLY:** to the front is laid mainly to lawn with two off street parking spaces and a single garage, to the rear is also laid mainly to lawn with patio area and this garden is not overlooked.

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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

Service Charge: £8 per month

### COUNCIL TAX BAND: B

### EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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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