



Haven Court | Blyth | NE24 5RX

£147,500



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ROOK
MATTHEWS
SAYER

**Three Bedroom Link Detached
With Conservatory**

Garage and Off Street Parking

**No Upper Chain, Cul De Sac
Location**

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

Front and Rear Garden

**Mains Water, Sewage and
Electricity**

Front and Rear Gardens

For any more information regarding the property please contact us today

Enjoying a peaceful setting within Haven Court, this three-bedroom link-detached house offers a rare opportunity to purchase in one of Blyth's most consistently sought-after residential enclaves.

Tucked away in a quiet cul-de-sac and offered for sale with no upper chain, the property provides an excellent balance of space, comfort and convenience, making it an appealing choice for families, professionals and those looking to move with minimal delay.

The accommodation begins with a welcoming hallway which leads through to a well-proportioned kitchen/diner, ideal for both everyday living and entertaining.

The lounge provides a comfortable and inviting living space and opens into a bright conservatory, adding valuable additional reception space and offering views over the rear garden.

To the first floor, there are three bedrooms, all well suited to family living or home working, along with a family bathroom.

The property's location within Haven Court is particularly desirable, benefiting from a quiet residential atmosphere while remaining close to local amenities, schools and transport links, making this a well-rounded and attractive home.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance porch

ENTRANCE HALLWAY: stairs to first floor landing and single radiator as well as double glazed window to side

LOUNGE: (front): 10'66 x 16'01, (3.24m x 4.87m), double glazed window to front, single radiator, fire surround, built in storage cupboard, coving to ceiling, and double doors to conservatory

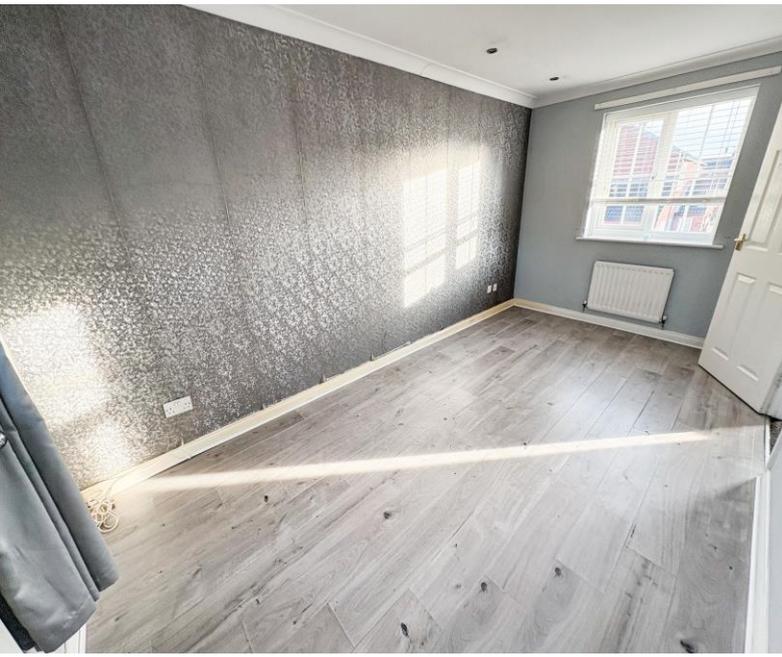
KITCHEN: (rear): 13'22 x 9'25, (4.02m x 2.81m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, space for cooker, space for fridge freezer and patio doors to rear garden.

CONSERVATORY: 12'18 x 7'88, (3.71m x 2.40m)

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FIRST FLOOR LANDING AREA: double glazed window to front, loft access and built in storage cupboard.

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

BEDROOM ONE: (front & rear): 8'51 x 16'02, (2.59m x 4.88m), double glazed window to front and rear, coving to ceiling.

BEDROOM TWO: (rear): 9'28 x 9'33, (2.85m x 2.84m), double glazed window to rear, and single radiator.

BEDROOM THREE: (front): 9'38 x 6'07, (2.85m x 1.85m), double glazed window to rear, and single radiator.

EXTERNALLY: low maintenance garden to front with off street parking and single garage, to the rear is laid mainly to lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC GRAPH

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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