



Font Drive | Blyth | NE24 4GQ

£180,000

Set just a short stroll from the new train station, this beautifully arranged three-bedroom semi-detached home offers a seamless balance of comfort and practicality, making it an ideal choice for modern living. Thoughtfully designed throughout, the property provides well-proportioned accommodation suited to both everyday family life and entertaining. Upon entering, you are welcomed by an inviting hallway featuring a stylish tiled floor, setting the tone for the rest of the home. The ground floor accommodation flows effortlessly, with a well-appointed kitchen offering ample workspace and storage, while a convenient downstairs W.C. adds to the home's practicality. To the rear, the spacious lounge serves as the heart of the home, filled with natural light and enhanced by doors that open directly onto the rear garden, creating an excellent indoor-outdoor connection perfect for relaxing, dining, or hosting guests. The first floor comprises three well-sized bedrooms, all thoughtfully laid out to maximize comfort and flexibility. The principal bedroom benefits from its own en suite shower room, providing a private retreat, while the remaining bedrooms are served by a contemporary family bathroom finished to a good standard. Externally, the property continues to impress with a pleasant rear garden offering space for outdoor enjoyment. To the rear, there is the added advantage of a garage along with off-street parking, ensuring both convenience and security. Combining a desirable location close to transport links with well-designed living space, this attractive home presents an excellent opportunity for a range of buyers seeking both comfort and connectivity. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Charming Three Bedroom House

Garage and Off Street Parking

Downstairs W.c and En Suite

Freehold, Council Tax Band B, Epc Rating C

Gas Heating, Fibre to Premises Broadband

Close To New Train Station

Mains Water, Sewage and Electricity

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance porch

ENTRANCE HALLWAY: radiator, and tiled floor

DOWNSTAIRS CLOAKS/W.C.: low level WC, wash hand basin, double glazed window and single radiator.

LOUNGE: (rear): 16'03 x 13'87, (4.88m x 4.22m), double glazed window to rear, double radiator, and built in storage cupboard.

KITCHEN: (front): 10'75 x 8'63, (3.27m x 2.63m), double glazed window to front, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, fan assisted oven with gas hob, fridge freezer, plumbed area for washing machine and tiled flooring.

FIRST FLOOR LANDING AREA: storage cupboard.

LOFT: Partially boarded.

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

BEDROOM ONE: (rear): 11'92 x 9'29, (2.83m x 3.63m), double glazed window to rear, and single radiator.

EN-SUITE SHOWER ROOM: low level WC, wash hand basin, and shower cubicle.

BEDROOM TWO: 9'36 x 10'06, (2.85m x 3.06m), double glazed window, and single radiator.

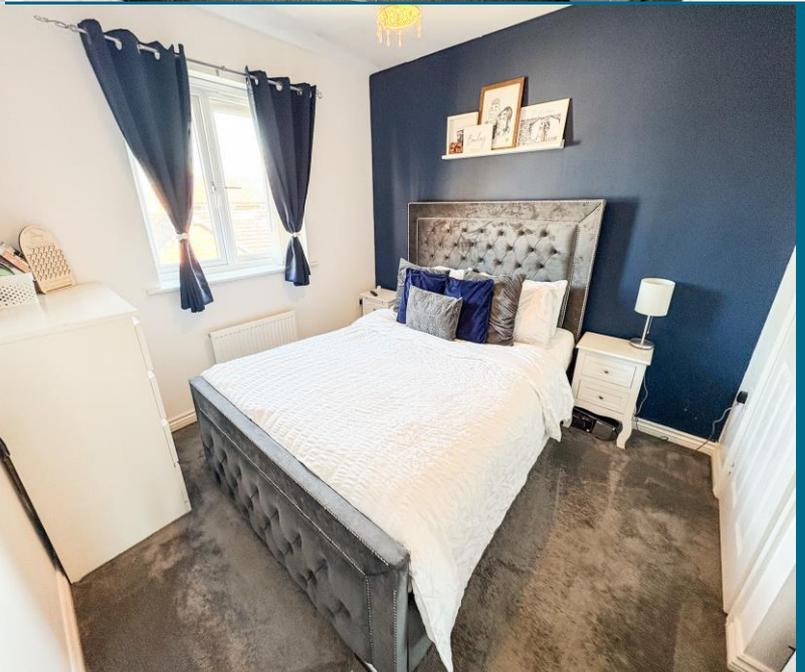
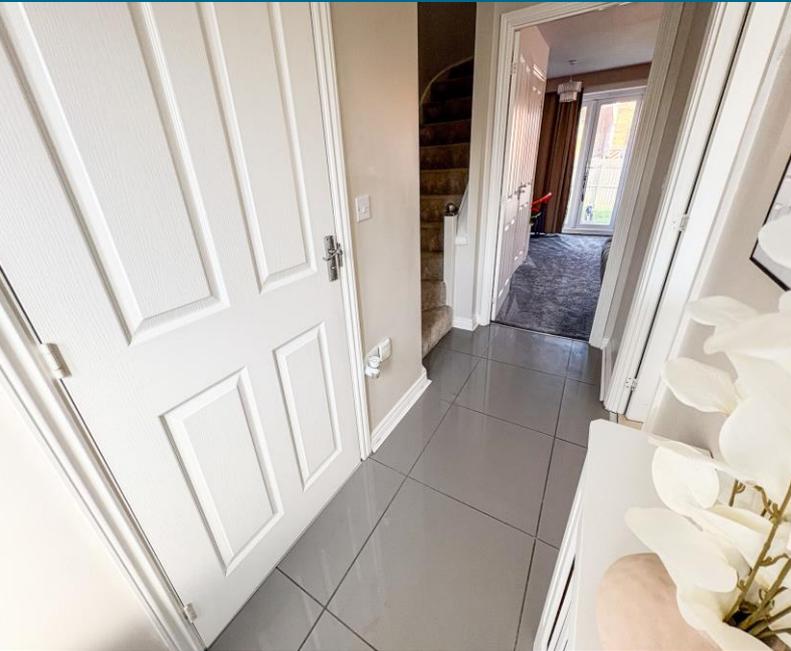
BEDROOM THREE: (rear): 6'48 x 6'71, (1.97m x 2.04m), double glazed window to rear, and single radiator.

EXTERNALLY: single garage

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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

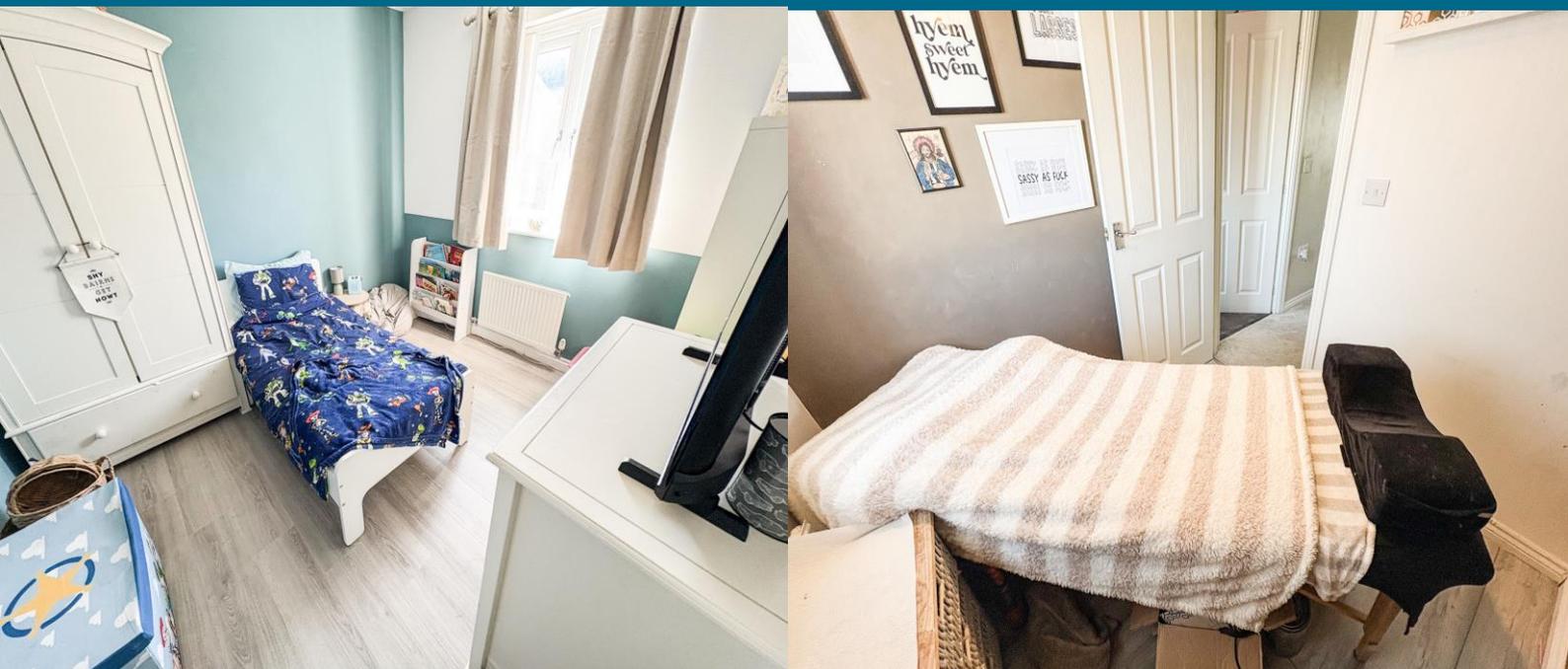
TENURE

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

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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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