



Malvins Road | Blyth | NE24 5JH

**£160,000**

A home that feels like a showpiece from the moment you arrive, this exceptional show home standard three-bedroom semi-detached property sets a new benchmark for modern coastal living in Blyth. Thoughtfully styled and impeccably maintained, the property creates an immediate sense of quality and sophistication throughout. The welcoming hallway leads into a stunning kitchen/diner, beautifully designed to act as the heart of the home, offering both practicality and a stylish space for entertaining. The lounge provides a calm and inviting retreat, complete with doors opening onto the rear garden, allowing natural light to flood in and creating a seamless indoor-outdoor connection. A convenient downstairs W.C. completes the ground floor. To the first floor, there are three well-proportioned bedrooms, each finished to a high standard, along with a contemporary family bathroom featuring a sleek and modern design. Externally, the property continues to impress with a shared drive providing off-street parking for two cars. To the rear, a stunning westerly facing garden offers the perfect setting to enjoy long afternoons and evening sunsets, ideal for both relaxing and entertaining. Combining refined interiors with the lifestyle appeal of the coast, this outstanding home is perfectly positioned to enjoy everything Blyth has to offer, from its expansive beaches and scenic coastal walks to its growing reputation as one of the North East's most desirable places to live. 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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**Show Home Standard Three  
Bedroom Semi**

**Handy Downstairs W.C**

**Outstanding Westerly  
Facing Garden**

**Mains Water, Electricity and  
Sewage**

**Off Street Parking For Two  
Cars**

**Gas Heating, Fibre to  
Premises Broadband**

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

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance Door

**ENTRANCE HALLWAY:** stairs to first floor landing and double radiator.

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c, part tiling to walls.

**LOUNGE:** (rear): 10'77 x 13'50, (3.28m x 4.11m), double glazed window to rear, and double doors to rear garden.

**KITCHEN:** (rear): 16'11 x 10'15, (4.91m x 3.09m), double glazed window to front and side, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer.

**FIRST FLOOR LANDING AREA:** loft access.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower over, low level wc, double glazed window to side, double radiator, and part tiling to walls.

**BEDROOM ONE:** (front): 13'1 x 8'21, (4.13m x 2.50m), double glazed window to front and double radiator.

**BEDROOM TWO:** (rear): 12'48 x 7'16, (3.80m x 2.17m), double glazed window to rear and single radiator.

**BEDROOM THREE:** (rear): 6'11 x 9'05, (1.86m x 9.05m), double glazed window to rear, and double radiator.

**EXTERNALLY:** low maintenance garden with two off street gravelled drive spaces, to the rear is laid mainly to lawn with a patio area.

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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: 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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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" 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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