



## Highfield Blyth

This Substantial, Five Bedroom Three Storey Detached house , Will make a gorgeous family home . Situated on this sought after modern development , Located close to local primary and secondary schools, shops and A189 commuter links and briefly comprising. Entrance hallway, downstairs cloaks/w.c , utility room , lounge with feature bay window and fireplace, separate dining room, fabulous family breakfast room, kitchen and conservatory with doors to the garden area. To the first floor is a fabulous master bedroom with large walk in wardrobe, en-suite bathroom with jacuzzi bath, shower cubicle and his and her washbasins, stunning!

Additional family bathroom. Two further bedrooms to the first floor before reaching the top floor which boasts two double bedrooms and a modern shower room. Private and enclosed rear garden with lawn, patio and borders, side garden , driveway and garage. A beautiful home close to Asda and major transport routes.

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.

# £299,995

ROOK  
MATTHEWS  
SAYER

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)





# Highfield Blyth

## ENTRANCE

UPVC double glazed entrance door.

## ENTRANCE HALLWAY

Storage cupboard, radiator.

## CLOAKS W.C

Low level w.c, wash hand basin, radiator.

**LOUNGE 18'54 (5.65m) x 11'66 (3.55m) max measurements into bay window**

Double glazed window to front, fire surround with electric fire and hearth, radiator x 2.

**DINING ROOM 10'06 (3.06m) x 9'60(2.76m)**

Double glazed doors to conservatory and breakfast room, radiator.

**BREAKFAST ROOM 7'68 (2.34m) x 9'58 (2.91m)**

**KITCHEN 11'58 (3.52m) x 10'38 (3.16m)**

Double glazed window to rear, fitted with a range of wall, floor and drawer units with roll edge work surfaces, stainless steel sink and drainer unit with mixer taps, tiled splashbacks, electric oven and gas hob, space for fridge freezer, plumbed for dishwasher, radiator and plinth heater.

**UTILITY ROOM 5'21 (1.58m) x 5'83 (1.77m)**

Fitted with wall and base units, plumbed for washing machine, radiator, door to rear garden.

**CONSERVATORY 13'86 (4.22m) x 9'28 (2.82m)**

Double glazed windows, electric heater.

## FIRST FLOOR LANDING

Built in storage cupboard, radiator

**BEDROOM ONE (FIRST FLOOR) 11'59 (3.53m) x 13'77 (4.19m)**

Double glazed window to front, walk in wardrobe, radiator.

## EN SUITE

Double glazed window to front, jacuzzi bath, double shower cubicle, low level w.c, double sink, radiator.

**BEDROOM FOUR 12'28 (3.74m) x 8'98 (2.73m)**

Double glazed window to front, built cupboard, radiator.

**BEDROOM FIVE 8'97 (2.73m) x 8'20(2.49m) L Shape max measurements into recess.**

Double glazed window to rear, radiator





## BATHROOM

Three piece suite comprising, panelled bath, wash hand basin, shower cubicle, low level w.c, double glazed window to rear, part tiling to walls, radiator.

## STAIRS TO TOP FLOOR

Landing with loft access.

**BEDROOM TWO** 11'31 (3.44m) x 15'66 (4.71m) max measurements into recess.

Velux window, built in cupboard, radiator, side loft access.

**BEDROOM THREE** 15'64 (4.76m) x 9'0 (2.74m)

X 2 Velux window, radiator, side loft access.

## SHOWER ROOM

Velux window, shower cubicle, low level w.c, double radiator.

## FRONT GARDEN

Driveway leading to single garage, lawned area, off street parking.

## REAR GARDEN

Mainly laid to lawn, fenced boundaries, patio area.

## SIDE GARDEN

Electric car charge.

## GARAGE

Single garage with electrics. Electric remote controlled garage door.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway and Garage

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

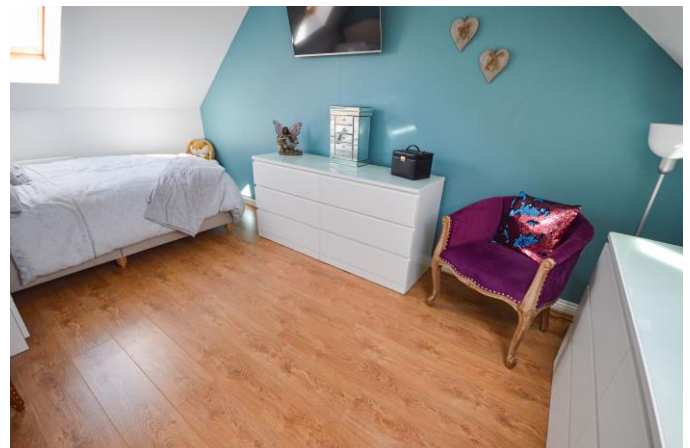
## TENURE

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: E**

**EPC RATING: C**

BL00011203.AJ.MW.150824.V.2







**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.

**16 Branches across the North-East**

