



## Rollyway Gardens

### Blyth

Beautifully presented, gorgeous semi detached house located on the recently built development just off the beginning of Cowpen Road. Tucked away in a quiet cul-de-sac convenient for most local amenities, schools and bus routes with generous room sizes. The property briefly comprises: Entrance hallway, splendid dining kitchen with doors to the rear garden perfect for those alfresco evenings. Downstairs cloaks/WC and light and airy front lounge. There are three bedrooms to the first floor and a gorgeous, modern bathroom suite. Private and enclosed rear garden, generous size front driveway providing off street parking. 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.

**£150,000**

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)



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### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

### CLOAKS/WC

Low level WC, hand basin

### LOUNGE 16'20 (4.93) x 9'99 (2.97) maximum measurements into recess

Double glazed window to front, single radiator, built in storage cupboard



### KITCHEN/DINER 13'55 (4.09) X 10'78 (3.22)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob, space for fridge/freezer, double glazed door to rear

### FIRST FLOOR LANDING

Loft access

### BEDROOM ONE 13'52 (4.02) X 8'21 (2.48)

Double glazed window to front, single radiator

### BEDROOM TWO 12'49 (3.76) X 7'22 (2.24)

Double glazed window to rear, single radiator

### BEDROOM THREE 9'05 (2.74) X 6'10 (2.08)

Double glazed window to rear, single radiator

### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to rear

### FRONT GARDEN

Laid mainly to lawn, off street parking for two vehicles

### REAR GARDEN

Laid mainly to lawn

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: 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.

### 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: B**

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Score	Energy rating	Current	Potential
92+	A		96 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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