



## Heather Lea Blyth

Welcome to this beautifully presented, spacious detached family home located on Heather Lea in the desirable area of Beaside, Blyth. This impressive property offers a generous layout designed for comfortable family living and modern lifestyle. Upon entering, you're greeted by a welcoming entrance hall leading to the main living areas. The cosy lounge provides an ideal space to relax, while the breakfasting kitchen is perfect for family gatherings and casual dining. Adjacent to the kitchen, a spacious dining/family room and a stylish orangery offer versatile spaces that can accommodate both entertainment and relaxation. A convenient downstairs cloakroom with WC completes the ground floor. Upstairs, the property boasts four well-proportioned bedrooms, including a master suite with a private En-suite bathroom, ensuring a comfortable retreat. A family bathroom serves the remaining bedrooms, designed with modern fixtures and fittings to suit the whole family. Outside, the property features a front garden, a private driveway, and an attached garage, providing ample parking space. The enclosed rear garden is ideal for outdoor activities and entertaining. Benefiting from gas central heating and double glazing, this property is set within a modern development close to major road links, making commuting easy and convenient. This home is truly ideal for families looking for quality accommodation with a blend of comfort and style. An internal viewing is highly recommended to appreciate the standard of living on offer in this remarkable home. 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.

# £249,000

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)



# Heather Lea Blyth

## ENTRANCE HALL

Double glazed entrance door, double glazed window to front

## Staircase to:

First floor with spindle banister, telephone point

## DOWNSTAIRS CLOAKS/WC

Low level WC, wash hand basin, part tiled walls, extractor fan, radiator



## DINING/FAMILY ROOM 12' 6" (3.81m) X 8' 8" (2.64m)

Double glazed window to front, radiator

## LOUNGE 14' 1" (4.29m) X 11' 7" (3.53m)

Double glazed window to side, electric fire with stone effect surround, stone inset and hearth, television point, coving to ceiling, spotlights to ceiling. Double glazed French door to garden with double glazed full length window to side, double radiator

## ORANGERY

Radiator, spot lights, double glazed bi-fold doors leading to rear garden



## BREAKFASTING KITCHEN 14' 2" (4.32m) X 9' 8" (2.95m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, spotlights to ceiling, built in electric oven and gas hob, extractor hood. Integral dishwasher, washing machine and fridge/freezer. Part tiled walls, wall mounted central heating boiler enclosed in unit, radiator. Double glazed window to rear, double glazed door to side

## FIRST FLOOR LANDING

Access to roof space, boarded and pull down ladders, cupboard

## BEDROOM ONE 11' 5" (3.48m) X 9' 3" (2.82m)

Double glazed window to rear, double built in wardrobe, telephone and television points, radiator

## EN SUITE

White two piece suite comprising pedestal wash hand basin, low level WC, step in shower cubicle with gas shower, spotlights to ceiling, extractor fan, double glazed frosted window to side



## BEDROOM TWO 10' 2" (3.1m) X 9' 3" (2.82m)

Double glazed window to front, built in double wardrobe, radiator

## BEDROOM THREE 11' 6" (3.51m) X 8' 2" (2.49m)

Double glazed window to rear, built in cupboard, radiator

## BEDROOM FOUR 11' 5" (3.48m) X 6' 11" (2.11m)

Double glazed window to front, radiator

## BATHROOM/WC

White suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, spotlights to ceiling, extractor fan, double glazed frosted window to side



### **FRONT GARDEN**

Double width driveway providing off street parking leading to garage

### **REAR GARDEN**

Laid mainly to lawn, patio, external water supply, garden shed, fenced boundaries, gated access to front x 2

### **GARAGE**

Attached garage with roller door, light and power point

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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: D**

### **EPC RATING: C**

BL00010921.AJ.DS.06/11/2024.V.1





**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**

