



## Trident Drive Blyth

This simply stunning detached house on this highly sought after South Shore development, minutes from the beach, would make a gorgeous family home. Beautifully presented throughout and boasting: entrance hall, downstairs WC, fantastic light and airy lounge with bay window. Stunning dining kitchen, Utility Room, conservatory and Downstairs WC. To the first floor there are three double bedrooms the master with En-Suite and fantastic contemporary family bathroom with WC. To the front you have a garden and off street parking. To the rear you have an enclosed rear garden, perfect for those alfresco evenings, with gate leading to garage and off street parking. We anticipate an extremely high level of viewings on this spectacular property. Call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

Asking Price **£235,000**

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MATTHEWS  
SAYER

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# Trident Drive Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

## CLOAKS/WC

Low level WC, hand basin, part tiling to walls, single radiator, tiled flooring



## LOUNGE 15'79 (4.75) X 12'90 (3.89) maximum measurements into recess

Double glazed window to front, single radiator

## KITCHEN/DINER 18'01 (5.49) X 12'15 (3.68) maximum measurements into recess

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, integrated fridge/freezer and dish washer, tiling to floor, spot lights, double glazed doors to conservatory

## UTILITY ROOM

Fitted wall and base units/work surfaces, space washing machine and tumble dryer, single radiator, newly fitted boiler, door to rear garden



## CONSERVATORY 11'06 (3.35) X 8'14 (2.46)

Double glazed doors leading to rear garden

## FIRST FLOOR LANDING

Built in storage cupboard

## LOFT

Boarded

## BEDROOM ONE 12'97 (3.89) X 10'02 (3.05) maximum measurements into recess

Double glazed window to front, single radiator

## EN-SUITE

Double glazed window to front, wash hand basin, shower cubicle, tiling to walls, heated towel rail, spotlights, tiled floor



## BEDROOM TWO 10'02 (3.05) X 7'82 (2.33) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator, fitted wardrobes and drawers

## BEDROOM THREE

Double glazed window to rear, single radiator

## BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to side, single radiator, tiled flooring

## REAR GARDEN



Low maintenance garden, artificial turf, patio area, flower beds, gate leading to garage

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: 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: C**

**EPC RATING: C**

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**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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