



Broadway Blyth

This charming three-bedroom semi-detached house is situated on the highly sought-after Broadway in Blyth, offering spacious accommodation in a fantastic location. Close to schools, shops, transport links, including the upcoming Northumberland Train Line, Beach and Ridley Park. Inside the home features a welcoming porch leading into a bright and airy lounge, a separate dining room, and a recently refitted kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a front garden and a driveway providing off-street parking, leading to a single garage. The generously sized westerly facing rear garden is perfect for relaxing or entertaining on warm evenings. Additionally, the home has been fitted with solar panels, enhancing its energy efficiency. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Offers Over **£185,000**

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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



Broadway Blyth

ENTRANCE

UPVC entrance door to porch

ENTRANCE HALLWAY

Double radiator

CLOAKS/WC

Low level WC, hand basin, double glazed window, heated towel rail

LOUNGE 14'07 (4.27) X 14'02 (4.27) maximum measurements into bay and recess

Double glazed window to front, gas fire



DINING ROOM 12'13 (3.68) X 11'99 (3.58) maximum measurements into recess

Double glazed window to rear

KITCHEN 15' (4.57) X 8'04 (2.44)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink with mixer tap, built in double electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, washing machine and dish washer, double glazed door to rear garden

FIRST FLOOR LANDING

Loft access, partially boarded, pull down ladders



BEDROOM ONE 12'14 (3.68) X 10'95 (3.28) minimum measurements excluding recess

Double glazed window to front, single radiator

BEDROOM TWO 12'0 (3.66) X 12'15 (3.68) maximum measurements into recess

Double glazed window to rear, single radiator

BEDROOM THREE 8'96 (2.67) X 7'21 (2.18)

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, storage cupboard



FRONT GARDEN

Paved, off street parking for 2 vehicles

REAR GARDEN

Bushes and shrubs, access to garage, westerly facing

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL copper wire
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway
Solar Panels: Yes – bought outright

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: C

EPC RATING: B

BL0001147.AJ.DS.12/02/2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 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.

16 Branches across the North-East

